

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH, NEW DELHI**

**I.A. NO. 372 OF 2024**

**IN**

**O.A. NO. 515 OF 2023**

**IN THE MATTER OF:**

Ganga Pollution

...Petitioner

Versus

State of U.P. & Ors

.... Respondents

**INDEX OF THE TRANSLATED ANNEXURES**

<b>S.NO.</b>	<b>PARTICULARS</b>	<b>PAGE NO.</b>
1.	<b><u>ANNEXURE – A/1</u></b> Translated Copies of Hi-tech Township Policies issued by Government of Uttar Pradesh	1-55
2.	<b><u>ANNEXURE – A/2</u></b> Translated copy of approval dated 24.10.2009 granted for Applicant's Project	56-57
3.	<b><u>ANNEXURE – A/3 (Colly)</u></b> True Copies of Environment Clearance and No-Objection Certificate issued by competent authorities for the Project of Applicant	58-61
4.	<b><u>ANNEXURE – A/5</u></b> True copy of application for issuance of Completion Certificate	62-63
5.	<b><u>ANNEXURE – A/8 (Colly)</u></b> The True Copy of the extract of Sub-Clause 3 of Clause 6 of River Ganga (Rejuvenation, Protection and Management) Authorities Order, 2016, G.O. dated 31.07.2000 issued by Govt	64-71

	UP and extract of Zoning Plan of Master Plan -2021	
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**Through Counsel**

*S. Joshi*

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**Dated: 13.09.24  
Place: New Delhi**

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**ANNEXURE - A/1**

Sr. No. :3189/Eight - 1 - 07 - 34 - Misc./03

From,

Mr. Mohinder Singh,  
Principal Secretary,  
Government of Uttar Pradesh.

To,

1. **Housing Commissioner,**  
Uttar Pradesh Housing and Development Council,  
Lucknow.
2. **Vice President,**  
All Development Authorities,  
Uttar Pradesh.

Housing and Urban Planning, Department – I, Lucknow: Dated: 16  
August, 2007

**Subject: Formulation of Hi - tech Township Policy - 2007 for development of Hi - tech Townships in Uttar Pradesh through private capital investment.**

Sir,

In order to foster development of High - Tech Townships in Uttar Pradesh through private capital investment, the High - Tech Township Policy issued by the Government OrderNumber: 6087/9 - A - 1 - 2003 - 34 Misc./03, dated 22.11.2003 and Government Order Number: 2915/8 - 1 - 06 - 45 Misc./06, dated 18.05.2006 has been amended in the public interest and the 'High Tech Township Policy - 2007' is determined as follows : -

1. To ensure the effective implementation of the Hi - Tech Township Policy 2007, a high - level committee shall be established under the chairmanship of the Chief Secretary, Government of Uttar Pradesh. The scope of this high - level committee shall include the following:
  - (I) To prepare and approve the formats of Consortium MOU Financing Plan, Documents for Submission of Applications / Proposals, MOU & Supplementary MOU and Development Agreement to be executed between the Developer Company and Government Agency as per Hi - tech Township Policy - 2007.
  - (II) To take decisions regarding inviting proposals from private sector developer companies for the development of Hi - Tech Township, etc.
  - (III) To evaluate the proposals received for Hi - Tech Township as per the procedure prescribed in the Document for Submission of Applications/Proposals and thereafter to take decisions regarding the selection of developer companies.
  - (IV) To grant approval on proposals submitted by developer companies for expansion in the area of new or previously approved Hi - Tech Township.
  - (V) To grant approval on proposals related to exemption to developer companies for transfer of more than 12.5 acres of land under Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950.
  - (VI) To grant approval for extension of the stipulated period (5 years) for completion of development work of Hi - Tech Township.
  - (VII) To grant approval for recovery of cost of new city level infrastructure facilities from the developer company
  - (VIII) To ensure 'single window' solution for resolving difficulties arising in effective implementation of High - Tech Township Policy 2007.

- (IX) To take action against developer companies in case of violation of provisions of High - Tech Township Policy and to take decision regarding cancellation of selection.
  - (X) To ensure the remaining actions in accordance with the above - mentioned points from 3 to 7 concerning the proposals approved under the High - Tech Township Policy - 2003 and those pending under the High - Tech Township Policy - 2006.
  - (XI) To provide guidance/taking decisions on other matters which are ancillary to above - mentioned matters.
2. A technical evaluation committee shall be established under the chairmanship of the Executive Director of AwasBandhu, Housing and Urban Planning Department. The scope of work for the committee shall include:
- (I) To open, examine, and evaluate the proposals received from developer companies, and submitting its report and recommendations for the decision of the high - level committee.
  - (II) To assist the high - level committee in fulfilling its other responsibilities.
3. Proposals for development of Hi - Tech Township can be submitted by developer companies for any city/area in Uttar Pradesh, except the notified areas of Noida and Greater Noida.
4. After the High Level Committee approves the development of the Hi - Tech Township, proposals (Expression of Interest) shall be invited from reputed and experienced developer companies through advertisements in national newspapers as needed.
5. For submitting the proposal, the developer company must fulfil the following eligibility criteria: -

- (I) The developer company should be registered under the Company Act, 1956. Company means the company as defined in Section - 3 of the said Act.
  - (II) The developer company must have a minimum net worth of Rs. 100 crore per annum for the last three years, with no decline in subsequent years. Additionally, the company's "net profit" should be positive for each of the last three financial years. Furthermore, the developer company is required to commit to being listed on a recognized stock exchange according to the standards of the Securities and Exchange Board of India (SEBI) within 5 years from the date of selection.
  - (III) Application for development of Hi - Tech Township can be submitted through single company or consortium. In case of formation of consortium, execution of MoU on prescribed format is necessary between the participating companies, which should be registered in the Sub - Registrar's office. Collective share capital of all the members of consortium should be minimum 51 percent. However, such members of the consortium whose membership in the consortium affects the criteria for evaluation and marks obtained for the consortium, each of them should individually have a minimum share capital of 26 percent. As per the provisions of the MoU, participation of the members included in the consortium shall be mandatory till the completion of the project and any condition of the MoU can be amended/changed only with the prior approval of the government. The format of the consortium MoU shall be issued separately.
6. The minimum area of a high - tech township shall be 1500 acres. There shall be no restriction on the maximum area of the township keeping in view the needs and development possibilities of the particular city.

However, the annual net worth and minimum required investment of the developer company must be proportionately higher than the proposed area.

7. For the development of a 1500 - acre high - tech township, a minimum capital investment of Rs. 1000 crore is required. If the area of the township exceeds 1500 acres, the minimum capital investment shall be proportionately increased. Further, to ensure the above investment, a rational "Financing Plan" shall have to be submitted by the developer company on the prescribed form, which shall make it clear how the financial requirements of the scheme shall be met, i.e. how much amount shall be raised from private sources, debentures, loans from bank / financial institutions, etc. Apart from "cash inflow" and "outflow", the "financing plan" shall also include points like "debt service ratio", "break - even point", year - wise profit - loss during the project period, balance sheet, annual net worth, "internal rate of return" (IRR) of the project, etc. A separate form shall be issued for the "financing plan". The "financing plan" submitted by the developer company along with the proposal shall be examined by the technical evaluation committee, so that it can be ensured that the minimum prescribed capital investment in the proposed township is actually being made by the developer company from its own sources.
8. Proposals for new Hi - Tech township or expansion of previously approved Hi - Tech township shall be sent by the developer company as per the procedure prescribed in the 'Document for Submission of Applications/Proposals'. The format of this 'document' shall be issued separately.
9. The selection of developer companies for the development of Hi - Tech Township shall be done by a high level committee on the basis of evaluation of parameters such as their financial and technical capability,

experience in real estate, conceptual plan and vision of the township and pre - feasibility report, etc. The criteria for evaluation shall be as follows:

<b>Sr. No.</b>	<b>Criteria for Evaluation</b>	<b>Maximum Marks</b>
1.	Financial strength (based on net worth of the developer company)	25
2.	Company profile and technical resources	15
3.	Last 10 years experience in real estate: (Experience shall be evaluated as under): -	.
	(a) Development of township	10
	(b) Disposal of properties (built - up floor area / number of plots and buildings)	10
	(c) Total cost of implemented schemes	10
	(d) Arrangement for operation and maintenance in developed schemes	05
	'Conceptual Plan and Vision' for the proposed township	10
4.	'Pre - Feasibility Report' of the proposed township	15
5.	Total	100

On the basis of above mentioned criteria, it shall be mandatory for the developer company to obtain minimum 40% marks under each criterion and minimum 50% marks overall for selection.

10. The high - level committee shall be assisted by the technical evaluation committee in the evaluation of the proposals received from the developer companies as per the criteria given in clause - 9. The high - level committee shall complete the selection process within a maximum of 90

days from the date of receipt of the proposal and inform the same to the concerned developer company.

11. Permission shall be granted for the development of up to two Hi - Tech Townships per city or location. This means a maximum of two Hi - Tech Townships shall be permitted within a Development Authority area or notified area, as well as in the area up to 10 km surrounding it.
12. There shall be no limit on the total number of townships that can be developed by a developer across the entire state. However, the development of one township of 1500 acres shall be permitted either individually or in consortium for every Rs. 100 crore of annual net worth averaged over the last three years. Similarly, for the expansion of an existing township, a maximum additional area of 1500 acres shall be permitted for every Rs. 100 crore of annual net worth.
13. The developer company selected under Hi - Tech Township Policy - 2003 and Hi - Tech Township Policy 2007 shall be allowed to expand the area of the township. The proposal for expansion of the area of the township shall be approved by the high level committee. However, in such a city/location where only one township proposal has been approved, if a proposal for a new Hi - Tech township comes on the land adjacent to the site, then the previously selected developer company shall be given priority for expansion of the area of the township. Expansion of the area of the township shall be allowed under the following conditions and restrictions : -
  - I. The area proposed for expansion should be in continuity with the previously selected site and compact in size, so that 'Integrated Layout Plan' can be made in the entire area.
  - II. A certificate of proportionate annual net worth in relation to the proposed expansion and a rational 'financing plan' of minimum

required capital investment shall have to be submitted on the prescribed form.

- III. The amount of 'Processing Fee' and 'Earnest Money Deposit' shall have to be deposited proportionately more as compared to the proposed expansion of the township.
  - IV. The developer company must submit a revised 'Conceptual Plan' and 'Detailed Project Report (DPR)' for the entire scheme, including the proposed additional land for the expansion of the township, in accordance with regulations.
  - V. The development work of the township including the proposed area for expansion must be completed within the prescribed project period.
14. After selection by the developer company, within 30 days, MoU shall be executed with the concerned government agency on the prescribed format and in case the expansion of township is permissible, the developer company shall also execute a supplementary MoU with the concerned government agency. If the developer company does not execute the MoU within 30 days of selection, its selection may be cancelled by the High Level Committee without notice. Similarly, during the implementation of MoU/project, if such facts come to light due to which it is necessary to take action against the developer company, then action would be taken with the approval of the high level committee, in which the selection of the developer company may also be cancelled. The formats of MoU and supplementary MoU shall be issued separately.
15. Land acquisition for the Hi - Tech Township shall be conducted based on mutual consent with farmers wherever possible. To facilitate this, the entire area of the township shall be notified under Section 4 of the Land Acquisition Act, 1894, or Section 28 of the U.P. Housing and Development Council Act, 1965. Subsequently, the developer company

must directly purchase a minimum of 60 percent (300 acres) of land in each phase of at least 500 acres, with no exemptions from stamp duty allowed. The developer company shall also be required to make full efforts to purchase the remaining 40 percent of the land directly. If there are any difficulties in purchasing the remaining land, the concerned government agency shall acquire it under the 'Agreement Rules' or according to the procedures specified in the Land Acquisition Act, 1894. The land shall then be provided to the developer company on a 90 - year lease. Stamp duty exemption shall be applicable as per the provisions outlined in the Tax and Registration Section - 5 notifications: K.N. - 5 - 915/11 - 2004 - 500 (87) - 2001, dated 09.07.2004, and K.N. - 5 - 3497/11 - 2005 - 500 (83) 2005, dated 09.09.2005, as amended in subsequent notifications. The said exemption shall be permissible only for a maximum of 1500 acres of land of the entire Hi - Tech Township. The entire cost of the land made available through acquisition shall be borne by the developer company, and exemption from 10 percent acquisition fee determined by the District Magistrate shall be permissible only on the first 1500 acres of land. In future, if any court increases the rate of land acquisition or if any liability arises as a result of any dispute related to acquisition, the developer company alone shall be solely responsible for it.

16. Land that has been acquired or is under the acquisition process by government agencies, or land that is notified or under the acquisition process for schemes by the concerned government agencies under Section 4 of the Land Acquisition Act, 1894, or Section 28 of the Housing and Development Council Act, 1965, shall not be allocated to the developer company for the development of the Hi - Tech Township.
17. To ensure the integrated development of the proposed township, land owned by Gram Samaj, Scheduled Castes/Tribes, and Backward Classes

may be purchased, reclaimed, or acquired, provided that prior approval is obtained from the competent authority in accordance with the prevailing rules.

18. For development of Hi - Tech Township, a separate notification shall be issued for exemption from transfer of land exceeding 12.5 acres under the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950. The said exemption shall be admissible under the restriction that all development works shall be completed by the Developer Company within the prescribed project period.
19. Stamp duty shall be payable as per rules on the properties sold by the developer company after land development and free - hold conversion fee shall be payable to the acquiring agency at the prevailing rates.
20. For Hi - Tech Township, 1500 acres or more area shall generally be available only in agricultural land use outside the urbanization area of the master plans of the respective cities, for which land use change shall be permissible as per rules. If the selected site is located outside the development authority area / other notified area, it shall be brought under the limits of the development authority area / notified area as per rules. However, changes in land use for land reserved for proposed uses under any Regional Plan, Master Plan, or Zonal Development Plan, particularly for infrastructure facilities such as roads, water works, STPs, electrical sub - stations, garbage disposal sites, other community facilities, and parks and green belts, shall not be permitted. Development and construction must adhere to the Master Plan proposals. If a change in land use is necessary, a change fee shall be payable by the developer company as per the rules.
21. Proposals to be submitted for development of Hi - Tech Township under Uttar Pradesh Division of National Capital Region (NCR) shall be in accordance with the NCR Plan in force at that time. In case the proposal

is not in accordance with the said plan, the Hi - Tech Township proposal shall not be accepted.

22. The planning of Hi - Tech Township shall be done as per the 'Land Use Planning' standards prescribed in the MOU to be executed between the developer company and the concerned government agency. In the planning of the township, along with reserving land for land uses like residential, commercial, industrial (pollution free), public and semi - public facilities, traffic and transport, parks and open areas/green cover and recreation, etc., provisions shall be made for infrastructure facilities as per international standards such as roads, water supply, drainage, sewerage, power supply, traffic and transport system, 'Integrated Solid Waste Management', modern communication system, etc.
23. The developer company must ensure compulsory compliance with government policies, as well as relevant BIS (Bureau of Indian Standards) and IS (Indian Standards) codes, for land use planning, key infrastructure facilities, and provisions for resilience against natural calamities in the development and construction of the Hi - Tech Township.
24. The developer company shall submit the Detailed Project Report (DPR) of the proposed Hi - Tech Township to the government agency within 180 days from the date of execution of the MoU. A committee shall be constituted under the chairmanship of Vice Chairman/Housing Commissioner to examine this DPR and send its recommendation to the board of the concerned government agency for approval. The board of the government agency shall take a decision regarding the approval of the DPR within 30 days of receiving the recommendation of this committee. But in view of the possible difficulty in availability of 1500 acres or more land at one go, DPR shall be approved as a 'Conceptual Plan' which shall include proposals for township's 'Layout Plan', Land

Use Plan, Infrastructure and Services Development Plan, Standards and Specifications, Resource Mobilization, Property Management and Operation and Maintenance, etc. Apart from this, 'phasing' of development and construction work of the proposed township shall be given under DPR, which should determine the 'Time - Schedule' for starting and completing the work of each phase.

25. On the basis of approval of Conceptual DPR, the developer company shall not have any legal right in relation to implementation of the scheme and shall also not have the right to allot, sell or receive advance money or lease plots/buildings/flats/other properties under the scheme. The developer company shall be allowed to launch, book, etc. the scheme only after the land arrangement and the detailed layout plan are approved. If the developer company can take deposit from the public under the relevant regulation of the Reserve Bank of India, then they shall be free to use that facility as per the rules. If a developer has received pre - launch booking money, then they shall have to return this amount with suitable interest. If they can receive public deposit as per the law and rules, then the option of converting the said amount into authorized public deposit shall be explored by them themselves.
26. After the developer company acquires at least 60 percent, but a minimum of 300 acres, of land in each phase, it may submit the 'Detailed Layout Plan' to the government agency for approval. This is because 300 acres of land will be sufficient to develop a 'self - contained neighborhood/sector' with all necessary facilities for a population of approximately 25,000. In each subsequent phase, it is required to purchase or acquire more than 300 acres of land for the approval of the 'Detailed Layout Plan', ensuring that all development work for the 1500 - acre township can be completed in a maximum of three phases. If the township area exceeds 1500 acres, the procedure for approving the 'Detailed Layout Plan' remains the same.

However, if the area is between 1500 and 3000 acres, the development must be completed in a maximum of four phases. For areas larger than 3000 acres, the development must be completed in a maximum of five phases.

27. At the time of approving the Detailed Layout Plan, the developer company must execute a 'Development Agreement' in the prescribed format with the concerned government agency. The Detailed Layout Plan for each subsequent phase shall be approved by the government agency only after the required amount of land owned by the developer company has been purchased or assembled. Additionally, a separate Development Agreement must be signed for each phase. The prescribed format for the 'Development Agreement' will be issued separately.
28. The 5 - year project period for completion of development work of Hi - Tech Township will be calculated from the date of signing of the first 'Development Agreement'. If there is a delay in the availability of land to be made available through acquisition, then extension in the project period will be permissible with the approval of the high level committee. Apart from this, in case of delay in availability of external infrastructure facilities such as roads, drainage, sewerage, electricity supply, water supply, etc. due to unavoidable reasons, extension in the project period can also be done on a case - to - case basis only with the approval of the high level committee. If the development work of the township is not completed by the developer company within 5 years or the approved extended period and the developer company itself is responsible for this delay, then punitive action will be taken against it as per the provisions prescribed in the 'Development Agreement'.
29. The developer company must complete the registration of the developed properties within three months from the date of handing over possession to the allottees. If the registration is not completed within the specified

period, an amount equivalent to the registration fee will be recovered or forfeited from the bank guarantee or mortgaged land provided by the developer company, after giving notice to the company.

To ensure that the project is implemented in accordance with the provisions of the approved Detailed Project Report (DPR) and to guarantee registration within three months from the date of handing over possession of the developed properties to the allottees, the government agency will obtain a legally binding commitment from the developer company to mortgage or pledge 25 percent of the total saleable land of the project in its favor. The mortgaged/pledged land will be released in the same proportion when various services become operational and the developed properties are registered in favour of the allottees. If any development work is left incomplete by the developer company, it will be completed by the government agency from the money received from the sale of the said land.

30. All internal and external development works related to the township must be executed by the developer company at its own expense, in accordance with the standards and specifications outlined in the Detailed Project Report (DPR). However, certain trunk facilities for the proposed township—such as road connections, drainage and sewage disposal, water supply, electricity supply, solid waste management, and other similar facilities—may be provided to the developer company by the concerned government agency, with an additional 15% supervision charge added to the actual expenditure. During the period wherein the project is under process of implementation, the proportionate cost of new city level infrastructure facilities to be provided by the government agency such as dam construction, ring road, flyover, metro etc., which will directly benefit the proposed township, will be borne by the

concerned developer company, for which prior approval of the high level committee would be necessary.

31. Since the infrastructure facilities of the main city will also be used by the population of the proposed township, which will increase pressure on them, therefore, for the enhancement/strengthening of the infrastructure facilities of the existing city, urban development fee will be payable by the developer company. This fee will be Rs. 1.5 lakh per acre in municipal corporation areas and Rs. 50,000 per acre in other cities. The fee will be deposited into the 'Infrastructure Development Fund' of the concerned government agency and will be used exclusively for enhancing and strengthening city - level infrastructure facilities.
32. To ensure that the project implementation adheres to the Detailed Project Report (DPR) and the prescribed time schedule, and to maintain the quality of both internal and external development works, the government agency reserves the right to inspect the project - related works. The developer company will be required to pay an inspection fee to the concerned government agency, as per the relevant government order and rules.
33. The developer company will provide free land for community facilities such as electrical sub - stations, police stations, fire stations, post offices, telephone exchanges, and similar amenities. The company will construct these facilities according to the prescribed standards and will transfer them free of cost to the concerned government department through the government agency.
34. Under the scheme, the developer company will develop and construct 10% of the plots/buildings for the Economically Weaker Section (EWS) and 10% for the Low Income Group (LIG) to be sold at a pre - determined cost and according to standards set by the government agency. Allotment of these plots/buildings to beneficiaries of these

income groups will be managed by a committee constituted by the Housing and Urban Planning Department, chaired by the Housing Commissioner or Vice - President of the concerned government agency.

35. Basic public facilities such as roads, drainage, water supply, sanitation, and electricity supply will be provided free of cost by the developer company to the rural settlements within the proposed township. Beneficiaries will be required to pay user charges to the relevant facility - providing agency or the developer company as per the applicable rules. If the electricity distribution work is done directly by the developer company, then in such a case the developer company will have to obtain electricity distribution license from the Uttar Pradesh Electricity Regulatory Commission.
36. The proposed township must be 'sustainable' from an environmental perspective. This means that adequate provisions must be made for water and energy conservation, pollution control, and maintenance of 'green cover' in land - use planning, development, construction, and ongoing operation and maintenance of the township. The developer company is required to obtain environmental clearance from the Ministry of Environment and Forests, Government of India, in accordance with applicable rules for the township project.
37. If required, the developer company will be required to make separate arrangement for power generation for the proposed township under the prevailing energy policy of the State Government read with Electricity Act, 2003 and rules issued by Uttar Pradesh Electricity Regulatory Commission.
38. The developer company will be responsible for maintaining the developed township until it is handed over to the local body. The company has the right to recover maintenance expenses from the allottees. At the time of booking or allotment of plots/buildings, the

developer company must clearly specify which services the maintenance expenses will cover and the corresponding annual or lump - sum amount. This information must also be detailed in the Detailed Project Report (DPR). Until the township is transferred to the local body, no house tax, water tax, sewerage tax, or similar charges will be levied by the local body under the Hi - Tech Township scheme.

39. Development of Hi - Tech Township by the developer companies selected under Hi - Tech Township Policy - 2003 will be ensured as per the provisions of Hi - Tech Township Policy 2007. For this, the concerned developer companies will execute a revised MoU with the government agency. Apart from this, the testing and evaluation of the proposals received from the developer companies under Hi - Tech Township Policy - 2006 will also be done as per the provisions of the proposed Hi - Tech Township Policy - 2007.

3. In light of the aforementioned policy, I am directed to state that, for the implementation of the Hi - Tech Township Policy - 2007 and to encourage private capital investment in developing Hi - Tech Townships in Uttar Pradesh, you are requested to proceed with further actions in accordance with the prescribed procedures and instructions detailed above.

*Signature or  
Mohinder Singh*

Mohinder Singh

Principal Secretary

Sr. No. :/Eight - 1 - 06 - 45 - Misc./06, Dated : Above

Copy: For information and necessary action to the following: -

1. Cabinet Secretary, Government of Uttar Pradesh.

2. Chief Secretary, Government of Uttar Pradesh.
3. Industrial Development Commissioner, Government of Uttar Pradesh.
4. All Principal Secretaries/Secretaries, Government of Uttar Pradesh.
5. Commissioner and Secretary, Revenue Board, Uttar Pradesh.
6. Inspector General, Stamp and Registration, Uttar Pradesh.
7. Chairman, U.P. Housing and Development Council.
8. All Chairmen, Development Authority, Uttar Pradesh.
9. All Divisional Commissioners, Uttar Pradesh.
10. All District Magistrates, Uttar Pradesh.
11. All Chairmen, Special Area Development Authority, Uttar Pradesh.
12. All Chairmen, Controlling Authority, Regulated Area, Uttar Pradesh.
13. All Land Acquisition Officers, Uttar Pradesh.
14. Chief Town and Country Planner, Uttar Pradesh.
15. Executive Director, AwasBandhu, Uttar Pradesh.
16. Managing Director, Cooperative Housing Federation, Uttar Pradesh.
17. All Sections, Housing and Urban Planning Department.
18. Guard File.

By order,

Sd/ -

(R.K. Singh)

Special  
Secretary

**GOVERNMENT OF UTTAR PRADESH,****HOUSING AND URBAN PLANNING DEPARTMENT - 1**

Sr. No.: 3189 (1)/eight - 1 - 07 - 34 Miscellaneous/03

Lucknow: Dated: 16 August, 2007

**OFFICE MEMORANDUM**

The High - Tech Township Policy - 2007 has been issued by Government Order Sr. No.: 3189/eight - 1 - 07 - 34 Miscellaneous/03 to facilitate the development of high - tech townships in Uttar Pradesh through private capital investment. In accordance with the provisions of this policy, His Excellency the Governor hereby grants permission to constitute a high - level committee, chaired by the Chief Secretary of the Government of Uttar Pradesh, as follows : -

(I)	Chief Secretary	Chairman
(II)	Industrial Development Commissioner	Member
(III)	Principal Secretary, Finance Department	Member
(IV)	Principal Secretary, Justice Department	Member
(V)	Principal Secretary, Tax and Registration Department	Member
(VI)	Principal Secretary/Secretary, Urban Development Department	Member
(VII)	Principal Secretary/Secretary, Revenue Department	Member
(VIII)	Housing Commissioner, Uttar Pradesh Housing and Development Council	Member
(IX)	Vice President of Concerned development authority	Member
(X)	Chief Town and Country Planner, Uttar	Member

**TRUE TRANSLATED COPY**

	Pradesh	
(XI)	Principal Secretary/Secretary, Housing and Urban Planning	Member - Convener
(XII)	Concerned Divisional Commissioner	Member
(XIII)	Concerned District Magistrate	Member

The scope of responsibilities of the above committee will be as follows: -

- (I) To prepare and approve the formats of Consortium MOU Financing Plan, Documents for Submission of Applications / Proposals, MOU & Supplementary MOU and Development Agreement to be executed between the Developer Company and Government Agency as per Hi - tech Township Policy - 2007.
- (II) To take decisions regarding inviting proposals from private sector developer companies for the development of Hi - Tech Township, etc.
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- (VII) To grant approval for recovery of cost of new city level infrastructure facilities from the developer company
- (VIII) To ensure 'single window' solution for resolving difficulties arising in effective implementation of High - Tech Township Policy 2007.
- (IX) To take action against developer companies in case of violation of provisions of High - Tech Township Policy and to take decision regarding cancellation of selection.
- (X) To ensure the remaining actions in accordance with the above - mentioned points from 3 to 7 concerning the proposals approved under the High - Tech Township Policy - 2003 and those pending under the High - Tech Township Policy - 2006.
- (XI) To provide guidance/taking decisions on other matters which are ancillary to above - mentioned matters.

*Signature or*  
*Mohinder Singh*  
Mohinder Singh  
Principal Secretary

Sr. No. :3189(1)/Eight - 1 - 07, Dated : Above

Copy: For information and necessary action to the following: -

1. Cabinet Secretary, Government of Uttar Pradesh.
2. Chief Secretary, Government of Uttar Pradesh.
3. Industrial Development Commissioner, Government of Uttar Pradesh.
4. All Principal Secretaries/Secretaries, Government of Uttar Pradesh.
5. Commissioner and Secretary, Revenue Board, Uttar Pradesh.
6. Inspector General, Stamp and Registration, Uttar Pradesh.

7. Chairman, U.P. Housing and Development Council.
8. All Chairmen, Development Authority, Uttar Pradesh.
9. All Divisional Commissioners, Uttar Pradesh.
10. All District Magistrates, Uttar Pradesh.
11. All Chairmen, Special Area Development Authority, Uttar Pradesh.
12. All Chairmen, Controlling Authority, Regulated Area, Uttar Pradesh.
13. All Land Acquisition Officers, Uttar Pradesh
14. Executive Director, AwasBandhu, Uttar Pradesh.
15. Chief Town and Country Planner, Uttar Pradesh.
16. Managing Director, Cooperative Housing Federation, Uttar Pradesh.
17. All Sections, Housing and Urban Planning Department.
18. Guard File.

By order,

Sd/ -

(R.K. Singh)

Special  
Secretary

**GOVERNMENT OF UTTAR PRADESH,  
HOUSING AND URBAN PLANNING DEPARTMENT - 1**

Sr. No.: 3189 (2)/eight - 1 - 07 - 34 Miscellaneous/03

Lucknow: Dated: 16 August, 2007

**OFFICE MEMORANDUM**

A High - Tech Township Policy - 2007 has been issued for the development of high - tech townships through private capital investment in Uttar Pradesh, under which a high level committee has been constituted under the chairmanship of Chief Secretary, Government of Uttar Pradesh by office memorandum number: 3189(1)/8 - 1 - 07 - 34 Miscellaneous/03, dated: 16 August, 2007. In this regard, as per the provisions contained in the High - Tech Township Policy - 2007, His Excellency Shri Governor hereby grants permission to constitute a Technical Evaluation Committee under the chairmanship of Executive Director, AwasBandhu, Housing and Urban Planning Department, to evaluate the proposals received from the developer companies and to assist the high level committee in discharging other responsibilities. The constitution of the said committee is as follows: -

I.	Executive Director, AwasBandhu	Chairman
II.	Housing Commissioner/ Vice Chairman, Concerned Government Agency	Member
III.	Chief Town and Country Planner, Uttar Pradesh	Member
IV.	Chief Planner, Town and Country Planning Organisation, Government of India or his nominee, not below the rank of Town and Country Planner	Member
V.	Professor and Head, Urban Planning and	Member

	Architecture, I.I.T., Roorkee or an experienced expert in urban planning or township planning nominated by him, not below the rank of Professor	
VI.	Finance expert nominated by the Institute of Chartered Accountants of India or any other institution of equivalent repute	Member
VII.	Additional Director, Planning, AwasBandhu	Member - Convener

2.The scope of work of the above committee will be as follows: -

2.1. To open, examine, and evaluate the proposals received from developer companies, and submitting its report and recommendations for the decision of the high - level committee.

2.2. To assist the high - level committee in fulfilling its other responsibilities.

4. External experts nominated in the Technical Evaluation Committee will be paid travel and daily allowance as per government rules for attending the meetings of the committee, and the same will be paid by AwasBandhu.

*Signature or*  
*Mohinder Singh*

Mohinder Singh

Principal Secretary

Sr. No. :/Eight - 1 - 07, Dated : As Above

Copy: For information and necessary action to the following: -

**TRUE TRANSLATED COPY**

1. Cabinet Secretary, Government of Uttar Pradesh.
2. Chief Secretary, Government of Uttar Pradesh.
3. Industrial Development Commissioner, Government of Uttar Pradesh.
4. All Principal Secretaries/Secretaries, Government of Uttar Pradesh.
5. Commissioner and Secretary, Revenue Board, Uttar Pradesh.
6. Inspector General, Stamp and Registration, Uttar Pradesh.
7. Chairman, U.P. Housing and Development Council.
8. All Chairmen, Development Authority, Uttar Pradesh.
9. All Divisional Commissioners, Uttar Pradesh.
10. All District Magistrates, Uttar Pradesh.
11. All Chairmen, Special Area Development Authority, Uttar Pradesh.
12. All Chairmen, Controlling Authority, Regulated Area, Uttar Pradesh.
13. All Land Acquisition Officers, Uttar Pradesh.
14. Executive Director, AwasBandhu, Uttar Pradesh.
15. Chief Town and Country Planner, Uttar Pradesh.
16. Managing Director, Cooperative Housing Federation, Uttar Pradesh.
17. All Sections, Housing and Urban Planning Department.
18. Guard File.

By order,

Sd/ -

(R.K. Singh)

Special  
Secretary

**NUMBER: 3872/EIGHT-1-07-34 MISC./03**

Sender,

**Shri Mohinder Singh,**

Principal Secretary,  
Government of Uttar Pradesh.

To,

**1. Housing Commissioner,**

Uttar Pradesh Housing and Development Board,  
Lucknow.

**2. Vice-Chairman,**

All Development Authorities,  
Uttar Pradesh.

Housing and Urban Planning Section-1 Lucknow: Date: 17 September, 2007

**Subject: Determination of High-Tech Township Policy - 2007 for the development of High-Tech Townships in Uttar Pradesh through private capital investment.**

**Sir,**

To develop High-Tech Townships in Uttar Pradesh through private capital investment, the High-Tech Township Policy issued by Government Order Number: 3189/Eight-1-07-34 Misc./03, dated 16.08.07, is hereby superseded in public interest, and the revised High-Tech Township Policy - 2007 is determined as follows:

**TRUE TRANSLATED COPY**

- (1) To ensure the effective implementation of the High-Tech Township Policy - 2007, a high-level committee shall be constituted under the chairmanship of the Chief Secretary, Government of Uttar Pradesh. The jurisdiction of this high-level committee shall be as follows:
  - (I) Determination and approval of the formats for Consortium M.O.U., 'Financing Plan', 'Document for Submission of Applications/Proposal', M.O.U. executed between the developer company/consortium and the governmental agency, revised supplementary M.O.U., and 'Development Agreement' in accordance with the High-Tech Township Policy - 2007.
  - (II) Making decisions regarding inviting proposals from private sector developer companies/consortiums for the development of High-Tech Townships, etc.
  - (III) Making decisions regarding the selection of developer companies/consortiums based on the evaluation of proposals received for High-Tech Townships in accordance with the procedures stipulated in the 'Document for Submission of Applications/Proposal'.
  - (IV) Approving the proposals submitted by developer companies/consortiums for the expansion of the area of new or previously approved High-Tech Townships.
  - (V) Approving proposals related to granting exemptions to developer companies/consortiums for the transfer of land exceeding 12.5 acres under the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950.

- (VI) Approving extensions for the completion of development work of High-Tech Townships beyond the stipulated period (5 years).
  - (VII) Approving the recovery of costs for new urban-level infrastructure facilities from the developer company/consortium.
  - (VIII) Taking other necessary actions to ensure the effective implementation of the High-Tech Township Policy - 2007 and resolving difficulties arising during its implementation by ensuring a 'Single Window' solution.
  - (IX) Taking action against developer companies/consortiums for violations of the provisions of the High-Tech Township Policy and making decisions regarding the cancellation of their selection.
  - (X) Ensuring the completion of the remaining actions related to the proposals approved under the High-Tech Township Policy - 2003 as per the above points (I) to (IX).
  - (XI) Providing guidance/decisions on other related matters.
- (2) A technical evaluation committee shall also be constituted under the chairmanship of the Executive Director, Housing Bandhu, Housing and Urban Planning Department, whose jurisdiction shall be as follows:
- (I) Opening, testing, and evaluating the proposals received from developer companies/consortiums, and submitting its report/recommendations to the high-level committee for decision-making.
  - (II) Providing necessary assistance to the high-level committee in discharging its other responsibilities.

- (3) For the development of High-Tech Townships, developer companies/consortiums may submit proposals for any city/area in Uttar Pradesh, excluding the notified areas of Noida and Greater Noida.
- (4) For the development of High-Tech Townships, proposals (Expression of Interest) from reputed and experienced developer companies/consortiums shall be invited through advertisements in national-level newspapers, as required from time to time, following the approvals of the high-level committee.
- (5) The following qualifications must be met by the developer company/consortium for submitting proposals:
  - (I) The developer company must be registered under the Companies Act, 1956. The term 'Company' shall refer to the company as defined under Section 3 of the said Act.
  - (II) The developer company/consortium must have a minimum net worth of Rs. 100 crores per annum over the past three years, which should not have declined in the subsequent years, and the net profit for each of the last three financial years must be positive.
  - (III) Applications for the development of High-Tech Townships may be submitted through a single company or a consortium. In the case of forming a consortium, an M.O.U. in the prescribed format must be executed among the participating companies, which should be registered with the Sub-Registrar's office. The developer company promoted by the consortium must have a collective equity participation of at least 51% from all consortium members. The participation of members included in the consortium shall be mandatory until the completion of the project, as per the provisions

of the M.O.U., and any amendment/modification to the terms of the M.O.U. may be made only with prior approval of the government. The format for the Consortium M.O.U. shall be issued separately.

- (6) The minimum area for a High-Tech Township shall be 1500 acres. There shall be no restriction on the maximum area of the township, considering the specific needs of the city and the potential for development.
- (7) For the development of a 1500-acre High-Tech Township, a minimum capital investment of Rs. 500 crores shall be required. If the township area exceeds 1500 acres, the minimum capital investment amount shall also proportionately increase. To ensure this investment, the developer company/consortium shall submit a rational "Financing Plan" in the prescribed format, clarifying how the financial requirements of the plan will be met, i.e., the amounts to be raised from private sources, debentures, loans from banks/financial institutions, etc. The "Financing Plan" shall include points such as "Cash Inflow" and "Outflow", "Debt Service Ratio", "Break-Even Point", year-wise profit and loss during the project period, balance sheet, annual net worth, "Internal Rate of Return" (IRR) of the project, etc. The prescribed format for the "Financing Plan" shall be issued separately. The "Financing Plan" submitted with the proposal by the developer company/consortium shall be examined by the technical evaluation committee to ensure that the minimum stipulated capital investment in the proposed township is genuinely made by the developer company/consortium from its own sources.
- (8) Proposals for new High-Tech Townships or for the expansion of previously approved High-Tech Townships by the developer company/consortium shall be submitted following the procedures

stipulated in the 'Document for Submission of Applications/Proposal'. The format of this "Document" shall be issued separately.

- (9) The selection of developer companies/consortiums for the development of High-Tech Townships shall be made by the high-level committee based on the evaluation of their financial capability, technical qualifications, experience in real estate, 'Conceptual Plan and Vision' of the township, and 'Pre-Feasibility Report', etc. The evaluation criteria shall be as follows:

Sr. No.	Evaluation Criteria	Maximum Marks
1	Financial Capability (Based on the net worth of the developer company/consortium).	25
2	Company Profile and Technical Resources.	15
3.	Experience in Real Estate over the past 10 years: (Evaluation of shall be done by as follows)	
	(a) Development of Townships.	10
	(b) Disposal of properties (Constructed floor area/Number of plots and buildings).	10
	(c) Total cost of implemented projects.	10
	(d) Arrangements for operation and maintenance in developed schemes.	05
4.	'Conceptual Plan and Vision' for the proposed township.	10

5.	'Pre-Feasibility Report' of the proposed township.	15
<b>TOTAL</b>		<b>100</b>

Based on the above criteria, it shall be mandatory for the developer company/consortium to obtain a minimum of 40% marks under each criterion and a minimum of 50% marks overall for selection.

- (10) The technical evaluation committee shall assist the high-level committee in evaluating the proposals received from developer companies/consortiums based on the criteria provided in Paragraph-9. The high-level committee shall complete the selection-related process within a maximum of 90 days from the date of receipt of the proposal and inform the concerned developer company/consortium.
- (11) A maximum of two High-Tech Townships shall be permitted for development in a city/location, i.e., a maximum of two High-Tech Townships shall be permitted within the development authority area/notified area and up to 10 kilometers outside its boundary.
- (12) There shall be no limit on the maximum number of townships permissible for any developer/consortium throughout the state. However, the development of one township over 3000 acres shall be permitted for every Rs. 100 crore average annual net worth over the past three years, either singly or in consortium form. Similarly, the total area permissible for any developer company/consortium in one or more High-Tech Townships shall be calculated proportionately based on its total average net worth for the past three years, as mentioned above.

(13) Under the Hi-Tech Township Policy, 2003, and the Hi-Tech Township Policy, 2007, the developer company/consortium selected under these policies shall be permitted to expand the area of the township. Proposals for the expansion of the township area shall be submitted on the prescribed 'Document for Submission of Applications/Proposal', which shall be approved by the High-Level Committee. However, in locations where only one township proposal has been approved, and if a new Hi-Tech Township proposal is submitted for land adjacent to the site, priority shall be given to the previously selected developer company/consortium for the expansion of the township area. The expansion of the township area shall be permissible subject to the following terms and conditions:

- (I) The area proposed for expansion should be contiguous with the originally selected site and should be in a compact form, ensuring the feasibility of preparing an integrated layout plan for the entire area.
- (II) A proportional annual net worth certificates and a rational 'Financing Plan' for the minimum required capital investment must be submitted on the prescribed format concerning the proposed expansion.
- (III) The developer company/consortium shall deposit the processing fee and earnest money deposit amount proportionately higher relative to the proposed expansion.
- (IV) The developer company/consortium shall submit a revised 'Conceptual Plan' and 'Detailed Project Report' (DPR) for the entire project, including the additional land proposed for township expansion, in accordance with the regulations.

- (V) The development work for the entire township, including the area proposed for expansion, must be completed within the stipulated project period.
- (14) Within 30 days of selection, the developer company/consortium shall execute an MoU with the concerned government agency in the prescribed format. If the township expansion is permitted, the developer company/consortium shall also execute a revised MoU with the concerned government agency. If the MoU is not executed within 30 days of selection, the High-Level Committee may cancel the selection without notice. Similarly, if any facts arise during the execution of the MoU/revised MoU or the project implementation that necessitates action against the developer company/consortium, such action, including the cancellation of the selection of the developer company/consortium, shall be taken with the approval of the High-Level Committee. The formats for the MoU and supplementary MoU shall be issued separately.
- (15) The acquisition of land for the Hi-Tech Township shall, as far as possible, be done on the basis of mutual consent with the farmers. For this purpose, the entire area of the township shall be notified under Section 4 of the Land Acquisition Act, 1894, or Section 28 of the U.P. Housing and Development Board Act, 1965. After the issuance of the notification under Section 4 or Section 28 for the entire land proposed for the Hi-Tech Township, the developer company/consortium may directly purchase the land from the landowners through mutual agreement. The concerned government agency shall provide necessary assistance in these efforts of the developer company/consortium, and the land shall be acquired following the procedures prescribed under the regulations. The acquisition of land under the Land Acquisition Act, 1894, or the U.P. Housing and Development Board Act, 1965, shall be done only in special

circumstances for the land that remains unacquired through mutual consent and is necessary for the integrated development of the Hi-Tech Township. Such land acquired under the Land Acquisition Act, 1894, or the U.P. Housing and Development Board Act, 1965, shall not exceed 25 percent of the total area of land to be assembled for the Hi-Tech Township. The land acquired under the regulations or under the Land Acquisition Act, 1894, or the U.P. Housing and Development Board Act, 1965, shall be made available to the developer company/consortium by the concerned government agency on a 90-year lease.

Initially, the developer company/consortium shall deposit 10 percent of the estimated value of the entire land notified under Section 4 or Section 28, and the land acquisition fee payable on the residual area, excluding 1500 acres from the area of the notified land. However, no land acquisition fee shall be payable on the land directly purchased by the developer company/consortium from the landowners through mutual agreement, and the full value of such land shall be paid directly to the respective landowners by the developer company/consortium. Accordingly, any excess amount deposited initially by the developer company/consortium against the land directly purchased from the landowners shall be adjusted against the value payable for the land acquired under the regulations, the Land Acquisition Act, 1894, or the U.P. Housing and Development Board Act, 1965. Any liability arising from an increase in the land acquisition rate by any court or from any dispute related to acquisition shall be solely the responsibility of the developer company/consortium.

The developer companies/consortiums covered under the Hi-Tech Township Policy, 2003, shall be eligible for exemption from stamp duty as per the provisions contained in the Notification No. K. Ni.-5-915/11-2004-500 (87)-2001, dated 09.7.04, issued by the Tax and Registration Section-5, and its subsequent amendment Notification No. K.Ni.-53497/11-2005-500 (83)-2005,

dated 09.9.2005. This exemption shall be permissible only for a maximum of 1500 acres of land for the entire Hi-Tech Township. No exemption from stamp duty shall be permissible for new townships approved under the Hi-Tech Township Policy, 2007.

- (16) Land acquired for various schemes of government agencies and notified/acquired under Section 4 of the Land Acquisition Act, 1894, or Section 28 of the Housing and Development Board Act, 1965, shall not be transferred in favor of the developer company for the development of the Hi-Tech Township.
- (17) To ensure the integrated development of the proposed township, land owned by Gram Samaj, Scheduled Castes, Scheduled Tribes, and Backward Classes may be purchased/reacquired/acquired after obtaining prior approval at the competent level as per prevailing rules.
- (18) The notification of exemption from the restriction on the transfer of more than 12.5 acres of land under the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950, shall be issued separately for each township after obtaining approval from the High-Level Committee. Such exemption shall be permissible subject to the condition that the developer company/consortium shall complete all development work within the stipulated project period.
- (19) Stamp duty shall be payable as per the regulations on properties sold after land development by the developer company/consortium, and the freehold conversion fee shall be payable to the acquiring agency at prevailing rates.
- (20) The area of 1500 acres or more for the Hi-Tech Township shall generally be available in agricultural land use outside the urbanization area of the

respective cities' master plans, for which land use change shall be permissible as per the regulations. If the selected site is located outside the Development Authority area/other notified area, it shall be brought within the limits of the Development Authority area/notified area as per the regulations. However, the land use change for the land reserved under any Regional Plan/Master Plan/Zonal Development Plan for infrastructural facilities such as roads, water works, STP, power substations, waste disposal sites, other community facilities, parks, and open spaces/green belts, etc., shall not be permissible. The development and construction shall be done according to the master plan proposals. In case of land use change, the developer company/consortium shall pay the land use change fee to the concerned government agency as per regulations.

- (21) Proposals for the development of Hi-Tech Townships within the Uttar Pradesh Division of the National Capital Region (NCR) shall be approved only if they conform to the prevailing NCR Plan at the time.
- (22) The planning of the Hi-Tech Township shall be done by the developer company/consortium in accordance with the land use planning standards prescribed in the MoU/ revised MoU executed with the concerned government agency. The planning of the township shall reserve land for residential, commercial, industrial (non-polluting), public, and semi-public facilities, transportation and traffic, parks, open spaces/'green cover', and recreational areas, etc., while making provisions for infrastructural facilities such as roads, water supply, drainage, sewerage, power supply, transportation and traffic systems, integrated solid waste management, modern communication systems, etc., according to international standards.

- (23) The developer company/consortium shall ensure mandatory compliance with government policies and relevant BIS and IS codes in the land use planning, major infrastructural facilities, and development and construction works of the Hi-Tech Township to incorporate disaster-resistant provisions.
- (24) The developer company/consortium shall submit the "Detailed Project Report" (DPR) for the proposed Hi-Tech Township to the government agency within 180 days from the date of execution of the MoU. A committee chaired by the Vice-Chairman/Housing Commissioner shall be constituted to examine this DPR and forward its recommendations to the Board of the concerned government agency for approval. The Board of the concerned government agency shall decide on the approval of the DPR within 30 days of receiving the committee's recommendations. However, considering the potential difficulty in obtaining 1500 acres or more of land at once, the DPR shall be approved as a 'Conceptual Plan', which shall include the layout plan, land use plan, infrastructure and services development plan, standards and specifications, resource mobilization, property management, and operation and maintenance proposals for the township. In addition, the DPR shall provide a 'phasing' plan for the development and construction works of the proposed township, specifying the timeline for the commencement and completion of each phase.
- (25) On the basis of the approval of the 'Conceptual DPR,' the developer company/consortium shall not acquire any legal rights regarding the implementation of the scheme, nor shall it have the right to allot, sell, or receive advance payments or lease plots/buildings/flats/other properties under the scheme. The developer company/consortium shall be permitted to launch the scheme, commence bookings, etc., and arrange land only

after the approval of the 'Detailed Layout Plan.' If the developer company/consortium is allowed to accept public deposits under the relevant regulations of the Reserve Bank of India, they shall be free to utilize that facility as per the rules. If any developer company/consortium covered under the Hi-Tech Township Policy - 2003 has received 'pre-launch booking' funds, they must return such funds with appropriate interest upon written request by the depositor.

- (26) The developer company/consortium may submit the 'Detailed Layout Plan' for approval to the government agency upon acquiring at least 60 percent of the land in each phase, but no less than 300 acres, through direct purchase or acquisition under the Acquisition Rules. This is because a fully equipped 'self-contained neighborhood'/sector for a population of approximately 25,000 can be developed on 300 acres of land. However, in each subsequent phase, the land acquired or purchased must exceed 300 acres for the approval of the 'Detailed Layout Plan,' ensuring that all development works of the township on 1500 acres of land can be completed in a maximum of three phases. Even if the township area exceeds 1500 acres, the same procedure will apply for the approval of the 'Detailed Layout Plan.' However, if the township area is between 1500-3000 acres, the development works must be completed in a maximum of four phases, and if the area exceeds 3000 acres, the development works must be completed in a maximum of five phases.
- (27) At the time of approval of the 'Detailed Layout Plan,' the developer company/consortium shall execute a 'Development Agreement' with the concerned government agency in the prescribed format. The 'Detailed Layout Plan' of each subsequent phase shall only be approved by the government agency upon the acquisition or purchase of the required amount of land by the developer company/consortium, and a separate

'Development Agreement' shall be signed for each phase. A separate format for the 'Development Agreement' shall be issued.

- (28) The project period of 5 years for the completion of development works of the Hi-Tech Township shall be calculated from the date of signing the first 'Development Agreement.' In case of delay in completing the development works due to unavoidable reasons, the project period may be extended on a case-to-case basis with the approval of the High-Level Committee. If the developer company/consortium fails to complete the development works of the township within 5 years or within the approved extended period, and if the developer company/consortium is responsible for such delay, punitive action shall be taken against them as per the provisions of the 'Development Agreement.'
- (29) It shall be mandatory for the developer company/consortium to complete the registration within three months from the date of handing over the possession of the developed properties to the allottees. If registration is not completed within the specified period, an amount equivalent to the registration fee shall be recovered/forfeited from the bank guarantee/mortgaged land provided by the developer company/consortium after issuing a notice.

To ensure the completion of the project as per the approved DPR and to ensure registration within three months from the date of handing over possession of the developed properties to the allottees, the government agency shall obtain legally sufficient commitment from the developer company/consortium to mortgage/pledge 25 percent of the total saleable land of the project in favor of the government agency. The mortgaged/pledged land shall be released proportionally as various services become operational and the registration of sold properties is

completed in favor of the allottees. If the developer company/consortium leaves any development work incomplete, the government agency shall complete the work from the amount obtained by selling the mortgaged land.

- (30) The developer company/consortium shall execute all internal and external development works related to the township at their own cost, as per the standards and specifications specified in the DPR. However, certain trunk facilities such as road connections, drainage and sewage disposal, water supply, electricity supply, solid waste management, or similar facilities may be provided by the concerned government agency to the developer company/consortium, adding 15 percent supervision charges over the actual expenditure. During the project implementation period, the proportional cost of new urban-level infrastructure facilities, such as bund construction, ring roads, flyovers, metro, etc., that will directly benefit the proposed township, shall be borne by the concerned developer company/consortium, for which prior approval of the High-Level Committee shall be mandatory.
- (31) Since the population of the proposed Hi-Tech Township will also utilize the infrastructure facilities of the main city, thereby increasing pressure on them, the developer company/consortium shall be liable to pay an urban development fee for the enhancement/strengthening of the existing city's infrastructure facilities, which shall be Rs. 1.5 lakh per acre in municipal corporation areas and Rs. 50 thousand per acre in other cities. This fee shall be deposited in the 'Infrastructure Development Fund' of the concerned government agency, which shall be utilized solely for the development of urban-level infrastructure facilities.

- (32) To ensure the completion of the project as per the DPR and within the stipulated time schedule, and to ensure the quality of internal and external development works, the government agency shall have the right to inspect the works related to project implementation. For this purpose, the developer company/consortium shall be liable to pay the inspection fee to the concerned government agency as per the relevant government order.
- (33) The developer company/consortium shall provide free land for community facilities such as electricity substations, police stations, fire stations, post offices, telephone exchanges, etc., and shall construct these facilities as per the standards and make them available to the concerned government department free of cost through the government agency.
- (34) The developer company/consortium shall provide 10 percent of the plots/buildings developed under the scheme to beneficiaries of the Economically Weaker Section (EWS) and 10 percent of the plots/buildings to beneficiaries of the Low-Income Group (LIG) at the predetermined cost and standards as decided by the government agency. The allotment of these plots/buildings to the beneficiaries of the aforementioned income groups shall be done through a committee constituted by the Housing and Urban Planning Department, chaired by the Housing Commissioner/Vice Chairman of the concerned government agency.
- (35) The developer company/consortium shall provide basic public amenities such as roads, drainage, water supply, sanitation, and electricity supply, etc., free of cost to the rural populations falling within the proposed Hi-Tech Township. The beneficiaries shall be liable to pay 'user charges' to the concerned service provider agency/developer company/consortium as per the rules. If the developer company/consortium directly undertakes

the electricity distribution work, then in such a case, the developer company shall obtain an electricity distribution license from the Uttar Pradesh Electricity Regulatory Commission.

- (36) The proposed Hi-Tech Township must be environmentally sustainable, meaning appropriate provisions shall be made for the conservation of water and energy, pollution control, and maintenance of green cover in land-use planning, development/construction works, and operation and maintenance of the township. The developer company/consortium shall be required to obtain environmental clearance from the Ministry of Environment and Forests, Government of India, as per the rules, in relation to the township project.
- (37) If required for the proposed Hi-Tech Township, the developer company/consortium shall be permitted to arrange separate electricity generation in accordance with the prevailing Energy Policy of the State Government, the Electricity Act, 2003, and the regulations issued by the Uttar Pradesh Electricity Regulatory Commission.
- (38) Until the developed Hi-Tech Township is handed over to the local body, its maintenance shall be carried out by the developer company/consortium at their own expense. The developer company/consortium shall have the right to collect maintenance charges from the allottees for this purpose. It shall be mandatory for the developer company/consortium to clearly state at the time of booking/allotment of plots/buildings what services the maintenance charges cover and what the annual/lump-sum amount will be. The developer company/consortium shall also clearly mention this in the Detailed Project Report. Until the Hi-Tech Township is handed over to the local body, no property tax,

water tax, sewer tax, etc., shall be levied by the local body on the Hi-Tech Township.

- (39) The developer companies/consortiums with whom MOUs have been signed under the Hi-Tech Township Policy - 2003 shall execute an "Amendment to MOU dated ....." in line with this MOU, which shall state that the process of land acquisition prescribed in the Hi-Tech Township Policy, 2007, shall apply to the 1500-acre area covered under the Hi-Tech Township Policy, 2003. If any developer company/consortium covered under the Hi-Tech Township Policy, 2003 wishes to extend the area beyond 1500 acres, they shall have to submit an application as per the provisions of Clause-13 of the Hi-Tech Township Policy, 2007, and execute a comprehensive revised MOU for the entire area, including the previously executed MOU and "Amendment to MOU dated .....", which shall be based on the provisions of the Hi-Tech Township Policy, 2007. Developer companies/consortiums who had submitted applications under the Hi-Tech Township Policy, 2006, for developing new Hi-Tech Townships shall have to reapply as per the provisions of the Hi-Tech Township Policy, 2007.

2. In light of the above-mentioned policy, I am directed to request that further action be taken in accordance with the procedures and instructions outlined above for the implementation of the Hi-Tech Township Policy-2007 for the development of Hi-Tech Townships in Uttar Pradesh through private capital investment.

**(Mohinder Singh)**

Principal Secretary

**Number: /Eight-1-06-45 Miscellaneous/06, Dated:**

Copy sent to the following for information and necessary action:

1. Secretary to the Cabinet, Government of Uttar Pradesh.
2. Chief Secretary, Government of Uttar Pradesh.
3. Industrial Development Commissioner, Uttar Pradesh.
4. Principal Secretary, Tax and Registration Department, Government of Uttar Pradesh.
5. Principal Secretary, Law Department, Government of Uttar Pradesh.
6. Principal Secretary, Finance Department, Government of Uttar Pradesh.
7. Principal Secretary, Revenue Department, Government of Uttar Pradesh.
8. Principal Secretary, Urban Development Department, Government of Uttar Pradesh.
9. All Principal Secretaries / Secretaries, Government of Uttar Pradesh.
10. Commissioner and Secretary, Board of Revenue, Uttar Pradesh.
11. Inspector General, Registration and Stamps, Uttar Pradesh.
12. Managing Director, Cooperative Housing Federation, Uttar Pradesh.
13. All Divisional Commissioners, Uttar Pradesh.
14. All District Magistrates, Uttar Pradesh.
15. All Chairpersons, Special Area Development Authorities, Uttar Pradesh.
16. All Controlling Authorities, Regulated Areas, Uttar Pradesh.
17. All Land Acquisition Officers, Uttar Pradesh.

18. Chief Town and Country Planner, Uttar Pradesh.
19. Executive Director, Housing Board, Uttar Pradesh.
20. All Sections, Housing and Urban Planning Department.
21. Guard File.

By Order,  
**(R.K. Singh)**  
Special Secretary.

**GOVERNMENT OF UTTAR PRADESH,**  
**HOUSING AND URBAN PLANNING SECTION-1**

Number: 3872(1)/Eight-1-07-34 Miscellaneous/03

Lucknow: Dated: 17th September 2007

**OFFICE MEMORANDUM**

The amended Hi-Tech Township Policy-2007 for the development of Hi-Tech Townships in Uttar Pradesh through private capital investment has been issued by Government Order No. 3872(1)/Eight-1-07-34 Miscellaneous/03, dated 17th September 2007. In accordance with the provisions of the said policy, His Excellency the Governor is pleased to grant approval for the constitution of a high-level committee under the chairmanship of the Chief Secretary, Government of Uttar Pradesh, as follows:

(I)	Chief Secretary - Chairperson	Member
(II)	Industrial Development Commissioner	Member
(III)	Principal Secretary, Finance Department	Member
(IV)	Principal Secretary, Law Department	Member
(V)	Principal Secretary, Tax and Registration Department	Member
(VI)	Principal Secretary/Secretary, Urban Development Department	Member
(VII)	(Principal Secretary/Secretary, Revenue Department	Member

(VIII)	Housing Commissioner, Uttar Pradesh Housing and Development Board	Memb er
(IX)	Vice-Chairperson of the concerned Development Authority	Memb er
(X)	Chief Town and Country Planner, Uttar Pradesh	Memb er
(XI)	Principal Secretary/Secretary, Housing and Urban Planning - Member-Convener	Memb er- coordinator
(XII)	Divisional Commissioner concerned	Memb er
(XIII)	District Magistrate concerned	Memb er

2. The functions of the aforementioned committee shall be as follows:

- (I) Formulation and approval of the consortium MOU, Financing Plan, Document for Submission of Applications/Proposals, MOU and Supplementary MOU to be executed between the developer company/consortium and the government agency, and the format of the Development Agreement in accordance with the Hi-Tech Township Policy-2007.
- (II) Decision-making regarding inviting proposals from private sector developer companies/consortia for the development of Hi-Tech Townships, etc.

- (III) Decision-making on the selection of developer companies/consortia after evaluating the proposals received for Hi-Tech Townships in accordance with the procedures specified in the Document for Submission of Applications/Proposals.
- (IV) Approval of proposals submitted by developer companies/consortia for the expansion of the area of new or previously approved Hi-Tech Townships.
- (V) Approval of proposals related to granting exemptions to developer companies/consortia for the transfer of more than 12.5 acres of land under the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950.
- (VI) Approval for extension of the stipulated period (5 years) for the completion of development works of Hi-Tech Townships.
- (VII) Approval for recovering the cost of new city-level infrastructure facilities from the developer company/consortium.
- (VIII) Undertaking any other necessary actions to ensure the effective implementation of the Hi-Tech Township Policy-2007, and ensuring the resolution of difficulties encountered during implementation through a 'Single Window' mechanism.
- (IX) Taking action against developer companies/consortia in case of violation of the provisions of the Hi-Tech Township Policy and deciding on the cancellation of their selection.
- (X) Ensuring the completion of the remaining tasks related to the proposals approved under the Hi-Tech Township Policy-2003 in accordance with points (I) to (IX) above.

(XI) Providing guidance and making decisions on other matters related to the above.

**(Mohinder Singh)**

Principal Secretary

**Number: 3872(2)/Eight-1-07-34 Miscellaneous/03, Dated:**

Copy forwarded to the following for information and necessary action:

1. Secretary to the Cabinet, Government of Uttar Pradesh.
2. Chief Secretary, Government of Uttar Pradesh.
3. Industrial Development Commissioner, Uttar Pradesh.
4. Principal Secretary, Tax and Registration Department, Government of Uttar Pradesh.
5. Principal Secretary, Law Department, Government of Uttar Pradesh.
6. Principal Secretary, Finance Department, Government of Uttar Pradesh.
7. Principal Secretary, Revenue Department, Government of Uttar Pradesh.
8. Principal Secretary, Urban Development Department, Government of Uttar Pradesh.
9. All Principal Secretaries/Secretaries, Government of Uttar Pradesh.
10. Commissioner and Secretary, Board of Revenue, Uttar Pradesh.
11. Inspector General, Registration and Stamps, Uttar Pradesh.
12. Managing Director, Cooperative Housing Federation, Uttar Pradesh.

13. All Divisional Commissioners, Uttar Pradesh.
14. All District Magistrates, Uttar Pradesh.
15. All Chairpersons, Special Area Development Authorities, Uttar Pradesh.
16. All Controlling Authorities, Regulated Areas, Uttar Pradesh.
17. All Land Acquisition Officers, Uttar Pradesh.
18. Chief Town and Country Planner, Uttar Pradesh.
19. Executive Director, Housing Board, Uttar Pradesh.
20. All Sections, Housing and Urban Planning Department.
21. Guard File.

By Order,  
**(R.K. Singh)**  
Special Secretary.

**GOVERNMENT OF UTTAR PRADESH,  
HOUSING AND URBAN PLANNING SECTION-1**

Number: 3872(3)/Eight-1-07-34 Miscellaneous/03

Lucknow: 17th September 2007

**OFFICE MEMORANDUM**

The Hi-Tech Township Policy-2007 for the development of Hi-Tech Townships through private capital investment has been issued. Under this policy, a high-level committee has been constituted under the chairmanship of the Chief Secretary, Government of Uttar Pradesh, as per Office Memorandum No. 3872(1)/Eight-1-07-34 Miscellaneous/03, dated 17th September 2007. In this regard, the Governor is pleased to grant permission for the constitution of a Technical Evaluation Committee under the chairmanship of the Executive Director, Housing Board, Housing and Urban Planning Department, to assist in evaluating the proposals received from developer companies/consortia and in performing other duties assigned to the high-level committee, as follows:

I)	( Executive Director, Housing Board.	Chairman
II)	( Housing Commissioner/Vice-Chairperson, Concerned Government Agency	Member
III)	( Chief Town and Country Planner, Uttar Pradesh.	Member
IV)	( Chief Planner, Town and Country Planning Organization, Government of India, or a representative nominated by them, not below the	Member

	rank of Town and Country Planner - Member.	
(V)	Professor and Head, Urban Planning and Architecture, IIT Roorkee, or a designated urban planning or township planning expert with at least the rank of Professor - Member.	Member
(VI)	Financial Expert nominated by the Institute of Chartered Accountants of India or other equivalent prestigious institution.	Member
(VII)	Additional Director, Planning, Housing Board.	Member-coordinator

2. The functions of the Technical Evaluation Committee shall be as follows:

2.1 To open, review, and evaluate the proposals received from developer companies/consortia, and present their report/recommendations to the high-level committee for decision.

2.2 To provide necessary assistance to the high-level committee in performing its other duties.

3. External experts appointed to the Technical Evaluation Committee will be entitled to travel and daily allowances as per government rules for attending committee meetings, which will be paid by the Housing Board.

**(Mohinder Singh)**

Principal Secretary

**Number: 3872(4)/Eight-1-07-34 Miscellaneous/03, Dated:**

Copy forwarded to the following for information and necessary action:

1. Secretary to the Cabinet, Government of Uttar Pradesh.
2. Chief Secretary, Government of Uttar Pradesh.
3. Industrial Development Commissioner, Uttar Pradesh.
4. Principal Secretary, Tax and Registration Department, Government of Uttar Pradesh.
5. Principal Secretary, Law Department, Government of Uttar Pradesh.
6. Principal Secretary, Finance Department, Government of Uttar Pradesh.
7. Principal Secretary, Revenue Department, Government of Uttar Pradesh.
8. Principal Secretary, Urban Development Department, Government of Uttar Pradesh.
9. All Principal Secretaries/Secretaries, Government of Uttar Pradesh.
10. Commissioner and Secretary, Board of Revenue, Uttar Pradesh.
11. Inspector General, Registration and Stamps, Uttar Pradesh.
12. Managing Director, Cooperative Housing Federation, Uttar Pradesh.
13. All Divisional Commissioners, Uttar Pradesh.
14. All District Magistrates, Uttar Pradesh.
15. All Chairpersons, Special Area Development Authorities, Uttar Pradesh.
16. All Controlling Authorities, Regulated Areas, Uttar Pradesh.

17. All Land Acquisition Officers, Uttar Pradesh.
18. Chief Town and Country Planner, Uttar Pradesh.
19. Executive Director, Housing Board, Uttar Pradesh.
20. All Sections, Housing and Urban Planning Department.
21. Guard File.

By Order,  
**(R.K. Singh)**  
Special Secretary

**Annexure – A/2**

Allahabad Development Authority, Allahabad.

To,

Town Planner,

Allahabad Development Authority,

Allahabad.

Respected,

M/s Pancham Realcon Pvt. Ltd.

Resident-10. Local Shopping Centre (LSC)

Post Office Kalkani,

New Delhi-110019

Letter No. 598/Hi-Tech Township/Town Planner/V.Pvt./2009 Dated 24/10/09.

**Subject:** Regarding approval of revised conceptual DPR submitted by M/s Pancham Realcon Pvt. Ltd. for development of Hi-Tech Township in Village Devra Uparhar, DevrakhKachhar, Ek Vishwanath, Chaktechha Dixit, Mavaiya Uparhar, Madanuya Uparhar and Lavayan Kalan, Pargana Arail, Tehsil-Karchana, under District Allahabad.

Sir,

Please, in relation to the above subject, I have been directed to say that in the meeting of the DPR Committee constituted by the Government of India dated 11.09.2009, the proposal regarding the approval of the revised conceptual DPR presented by you for the development of Hi-Tech Township along with a comparative statement of the recommendations/suggestions made by getting the stone-wise report provided by you, after conducting the test at the local level, was presented for consideration and approval under Resolution No. 18-8 of the Development Authority meeting dated 08.10.2000, in which it was decided

under Resolution No. 1516 of the meeting that the approval of the presented DPR was unanimously given, according to which, in the sequence of suggestions given by the Committee, the remaining conditions must be fulfilled by M/s Pancham Realcon Private Limited in the course of the construction/development agreement. The conditions that have been laid down require action in points number 1.3, 2.2, 23, 24, 4.1, 4.2, 4.3, 5.1, 6.1, 5.5, 5.5, 6.9, 6.11, 6.12, 7.3, 7.5, 10.3 and 110.

Therefore, under the above conditions, the approved copy of the revised Conceptual DPR is being sent by you along with this letter.

Enclosure: As above.

Sincerely

(Swaran Ganguly)

Town Planner

**Annexure- A/3 (Colly)**

Reference No. F66176 C-3/NOC/3556/2010

DATED 05.05.10

To

M/s Pancham RealconPvt. Ltd. (Omex Ltd.)

Devrakh, Mani, Allahabad

**Subject:**No objection certificate for upgradation of expansion plants in respect of environmental pollution for setting up of new unit Production capacity of the unit under Section 25/26 of the Pollution (Prevention and Control) Act 1974 and Section 17/03 of the Air Pollution (Regulation and Control) Act 1981.

Sir,

Your application dated 1<sup>st</sup> of August 2017 has been considered and you may please be informed that the use is granted conditional clearance from the point of view of environmental pollution with the compliance of the following specifications and regulations.

1. No objection certificate is being issued for the following specifications:
  - a. Site Village Deora Uparhar, Devsha Kachhar, Chak Vishwanath, Chak Tej Dikshit, Mawaiya, Panjarhar, MednuaUparhar, Lawayan Kalan Udain Allahabad
  - b. Plots. sq.m.

Group Housing: 1039847.00 sq.m.

Commercial: 1373632.75 sq.m.

Public / Semi Public: 413158.26 sq.m.

Industrial: 540537.32 sq.m.

Recessions: 220958.20 sq.m.

c. Main Raw Material Building Material

d. Waste of Industrial Product: Nil

Diesel as per requirement

In the event of any modification to the subject matter it will be necessary to obtain a renewed approval certificate.

2. All the necessary machinery, plants, green belt purification system related to the industry and the reports of Air pollution control should be sent to this office by the 10<sup>th</sup> of every month.
3. The industry shall not start production in the industry unless it obtains permission from the Board under the Water and Pollution Control Acts. The application forms for obtaining water and pollution consent should be submitted to this office at least 2 months before the date of receipt of the application form. If the industry does not comply with the above, then any prior notice can be taken against the industry for violating the statutory provisions of the said Acts.
4. Before trial production in the industry, a systematic inspection of the unit should be done by our regional office.
5. Domestic waste, the quantity of which will not exceed 31.0% NLD, should be treated and disposed off through septic tank and soak pit as per the standards set by the Board.

6. A copy of the proposed purification plant for pollution control and the order given for construction and supply of water must be submitted to this office by 30.06.2010.
7. Ensure strict compliance of the letter dated 12 February 2010 of State Level Environment Impact Assessment Authority, Uttar Pradesh for the proposed township project.
8. After the establishment of the proposed sewage treatment plant for the purification of domestic sewage generated from the project, the implementation of the hydroelectric scheme should be ensured and the purified effluent should be used for gardening and rain belt development in the campus.
9. The disposal of the solid waste generated from the project should be done as per the provisions of the Municipal Solid Waste (Management and Handling) Rules, 2000.
10. The operation of the project will be ensured only after obtaining water/water supply consent from the State Board.
11. Ensure the establishment of rain water harvesting system in the project.

(Incomplete and deleted line) The proposal for the same should be submitted within one month.

15. To ensure compliance with the above conditions, please ensure that a bank guarantee of 10 lakhs is submitted to the board within 15 days. Failure to comply with the conditions may result in the forfeiture of the deposited bank guarantee in favour of the board. If the bank guarantee is not received within the stipulated period, the approval certificate issued by the board may be revoked

Please note that in the event of non-compliance with the above-mentioned specific and general conditions in an effective and satisfactory manner, the approval certificate issued by the board will be revoked. The board reserves the right to amend or revoke the conditions of the approval. Regarding the above

specific and general conditions, the industry is required to submit the first compliance report to this office by 30-6-2010, failing which the approval certificate may be revoked.

Sincerely,

D.C.S Bhatt

Member Secretary

Page No. \_\_\_\_\_/N.O.C

Date

With endorsement

Copy to:

1. General Manager, District Industries Centre, Allahabad
2. Pollution Control Officer, U.P. Pollution Control Board, Lucknow
3. Regional Officer U.P. Pollution Control Board Allahabad

Chief Environment

(Created / 2)

(Correct copy)

ANNEXURE-A/5

OMAXE

Date No.: REPL/ALLAHABAD/HI-TECH T/554

Dated: 31.03.2011

To,

Vice - Chairman

Allahabad Development Authority,

Allahabad.

Subject: Regarding issuance of Completion Certificate of first phase of Allahabad Hi-Tech Township.

Sir,

With regard to the above subject, we request you to inform that all the development work of Sector-1 of Hi-Tech Township Allahabad has been completed by M/s Pancham Realcon Pvt. Ltd., which is being sent to you with the detailed maps after filling the corrections on the prescribed form. Please issue Completion Certificate.

1. Outline Measurement (3 copies)
2. External Drainage Network Map (3 copies) +
3. Internal Drainage Network Map (3 copies).
4. OHT TW, UGT Map (3 copies) +
5. 9 m Wide Road Section Manufacture (3 copies) +
6. 12m Wide Road Section Map (3 copies).
7. 18m Wide Road Section Map (A&B-C to D) (3 copies) +

**TRUE TRANSLATED COPY**

8. Rain Water Harvesting Detail Map (3 copies).
9. Sewerage Network Map (3 copies) +
10. Landscaping Map (3 copies)
11. Street Lighting Map (3 copies).
12. Water Supply Map (3 copies)

Sincerely

(Ajay Mishra)

Official Signature

M/s Pancham Realcon Pvt. Ltd.

Appendix No.-14

No.: 124/CM-9-3-2000-127 Camp/99 Dated 31.07.2000

**ANNEXURE-A/8 (Colly)**

Sender,

Shri Atul Kumar Gupta.

Secretary,

Government of Uttar Pradesh.

To,

1. Vice-Chairman, All Development Authorities, Uttar Pradesh.
2. Housing Commissioner, UP Housing and Development Council, Lucknow.
3. Chief Town and Country Planner, Town and Country Planning Department, Uttar Pradesh, Lucknow.

Housing Section-3

Lucknow: Dated 31st July, 2000

Subject: Regarding relaxation of the restriction of not allowing any kind of activities within 200 meters from the banks in the cities situated on the banks of the river Ganga.

Sir,

Drawing your attention to the Government Order No. 320/9-AA-3-2000-127 Comp/99, dated 5 February, 2000, I am directed to say that the background of the restrictions imposed up to 200 meters along the banks of the Ganga River is to protect the Ganga River from pollution. On the other hand, it is also a fact that major pilgrimage sites like Varanasi and Haridwar are on the banks of the Ganga and the monasteries and ashrams associated with religious beliefs on the banks of the Ganga River are an integral part of the culture there. It would not

be appropriate to completely ban the buildings associated with religious sentiments, which are a part of public facilities, but proper arrangements will be necessary to protect the Ganga River from pollution.

In the abovementioned situation, instead of the relaxation made earlier by the Government Order dated 5 February, 2000, it has been decided that the construction of monastery, ashram, temple at such places on the banks of river Ganga, which are associated with religious beliefs and which are mainly pilgrimage sites, should be allowed under certain conditions. These conditions will be as follows.

1. Land cover 35 percent and floor area ratio FAR 1:5 should be allowed only as per public facilities.
2. The applicant will have to submit a plan along with the application for building map permission, in which it is ensured that the river will not be polluted.
3. Drainage will not be released directly into the river but arrangements will have to be made to take it to other rivers etc.
4. If there is no sewerage system in the area, then residence / Dharamshala etc. will not be allowed for these purposes so that sludge etc. does not go into the river.
5. If this plan is accepted by Jal Nigam / Jal Sansthan or Development Authority, then the map will be approved as per rules. The earlier issued government order dated 5 February, 2000 should be considered amended to this extent.

Yours Sincerely,

Atul Kumar Gupta Secretary

Number-124/C.M.-9-A-3-2000 Date

Copy sent to the following for information and necessary action.

1. Chief Engineer (Ganga) Nodal Officer, Uttar Pradesh Jal Nigam, Lucknow.
2. Secretary, Urban Development Department, Uttar Pradesh Government.
3. Vice Chairman, All Special Area Development Authority, Uttar Pradesh.

By order,

Javed Ehtesham,

Deputy Secretary

## Zoning Regulation: Allahabad Master Plan-2021

### 1.0 Introduction

#### 1.1. Objectives of Zoning:

Generally, the master plan shows only the major land uses and residential, commercial, industrial, office, public and semi-public facilities, parks and open spaces, agriculture etc. Permission for the activities permitted under the major land uses, which are not possible to be shown separately on the master plan map, is given on the basis of Zoning Regulation. The competent authority is required to make provision for various ancillary/incidental activities/uses in the new master plans as per the Zoning Regulation and (Not readable) Building Construction and Development Bye-laws, so that public health, welfare and safety can be ensured.

#### 1.2. Main features of Allahabad Zoning Regulation:

The development of various activities/uses in the changing physical, social and economic environment of cities is a continuous process. In the presented Zoning Regulation, appropriate provisions have been made to make the permissibility of specific activities/uses under major land-use zones responsive to time and to simplify the process of permission. The main features of the Zoning Regulation are as follows.

- i. The complexities prevalent in the traditional Zoning Regulation have been eliminated and simplified. For this, the permissibility of various activities in major land-use zones has been made comprehensive and 'user-friendly' through a graphic presentation (Matrix).
- ii. In place of the traditional 'regimented' land-use system adopted in the existing master plans, the concept of "mixed land-use" has been adopted

as a central action, which will be an impetus for the dynamic development of cities.

- iii. The permissibility of mixed land-uses has been based on their relevance and performance parameters so that the operational and economic efficiency of interdependent land-uses is enhanced and the basic character of any major land-use zone is not distorted.
- iv. A system has been made to levy impact fee for permissible activities based on zoning regulation, as a result of which the Authority/Council will get additional resources for residential development works.
- v. A system has been made to identify pure residential and mixed residential zones to control indiscriminate land-use changes in planned colonies.

Vehicles will be parked only after this. The share of parking lots will be calculated as per the parking area of 20 square meters per 100 square meter floor area.

5. In buildings of 4 storeys and above, a no objection certificate will have to be taken from the fire department and the concerned department regarding the structure based on the intensity of earthquake (Rictor Scale).

6. Provision of rain water harvesting will be mandatory for every building.

Apart from the abovementioned provisions, all the departmental bylaws related to covered area, floor area and setback etc. will remain unchanged, however the front setback will be as per column number-1.

#### IV. Built-up area

Along with the roads, commercial and residential purposes will be as follows.

1. In the built-up area, on both sides of the designated market street road, the depth will be ensured according to the width of the road as per table number-9.5 shown in the master plan.

2. The height of the building will not exceed 3 floors i.e. 11 meters.
3. Set back buildings will be ensured as per bye-laws.
4. There will be no boundary wall in the front set back and it will be used to widen the footpaths and roads. Any kind of permanent or temporary construction will neither be allowed nor compound wall will be made in the front bank.
5. In these areas, commercial land use will be allowed on the ground floor and residential or commercial land use will be allowed on both the upper floors.

V. Green plaque on both sides of Ganga-Yamuna River:

According to Government Order No. 124/CM/9-A-3-2000-27 Camp/99 dated 31 July 2000, permission for construction of major monastery, ashram and temple etc. related to religious beliefs up to a depth of 200 meters from the bank of Ganga-Yamuna River can be given under the following conditions.

1. The land coverage in this area will be 35 percent and FAR 1.5, as permissible according to public facilities. The area of any plot will not be less than one acre.
2. The applicant will have to submit a plan along with the building map in which it is ensured that the river water will not be polluted. For this, a no objection certificate will have to be taken from the concerned department.
3. Drainage will not be released directly into the river, but arrangements will have to be made to mix it with other drains or sewage.
4. If there is no sewage system in the area, then septic tanks will have to be built from your own sources so that sewage does not go into the river.
5. This scheme will be approved by Jal Nigam/Water Authority or Development Authority, however, approval of the committee will have to be taken before approval.

6. According to the current records, the rural population will remain as it is in this area, for which the development authority will have to determine the red-line area and permission to construct residential buildings will be given to the people living in the rural area within that limit only after the competent authority submits a certificate of living in that village for the last 10 years and no type of colonization will be allowed.
7. The decision regarding granting permission for construction/development under special circumstances under the Green Belt will be taken by the following committee.
  - i. Commissioner/Chairman, Allahabad Development Authority, Allahabad or officer nominated by him
  - ii. District Officer, Allahabad or officer nominated by him
  - iii. Vice-Chairman, Allahabad Development Authority, Allahabad
  - iv. Joint Planner, Divisional Planning Section, Town and Country Planning Department, U.P., Allahabad
  - v. Mela Adhikari, Kumbh Mela, Allahabad

#### VI. Heritage Zone:

The following proposals have been made with a view to promote the beautification and sovereignty of the sightseeing cultural, religious and historical buildings of the main city.

1. No construction will be allowed up to 50 meters from all the plots of the sightseeing place.
2. Construction of one floor will be allowed from 50 to 100 meters.
3. Construction of two floors will be allowed from 100 to 150 meters.
4. The height of the building will not exceed three stories in any case at a distance of 150-250 meters.

#### VII. Kumbh Mela Area:

For the Kumbh Mela area proposed in the master plan, permanent or temporary construction/development related to the fair will be as per the decision of the following committee.

1. Commissioner/Chairman, Allahabad Division or an officer nominated by him
2. District Magistrate, Allahabad or an officer nominated by him
3. Vice-Chairman, Allahabad Development Authority, Allahabad
4. Joint Commissioner, Planner, Divisional Planning Section, Town and Country Planning Department, U.P. Allahabad
5. Mela Adhikari, Kumbh Mela, Allahabad