

सं 743/आ-व-14
24/6/2014

संख्या-1198/8-3-14-37 विविध/13

प्रेषक,

सदा कान्त,
प्रमुख सचिव,
उत्तर प्रदेश शासन।

सेवा में,

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

आवास एवं शहरी नियोजन अनुभाग-3

लखनऊ : दिनांक: 23 जून, 2014

विषय:- प्रदेश के नगरीय क्षेत्रों में निजी पूंजी निवेश के माध्यम से आवासीय योजनाओं के लिए पुनरीक्षित इण्टीग्रेटेड टाउनशिप नीति-2014 (लाइसेंस आधारित प्रणाली) लागू किये जाने के संबंध में।

महोदय,

प्रदेश के नगरीय क्षेत्रों में निजी पूंजी निवेश के माध्यम से आवासीय योजनाओं के लिए इण्टीग्रेटेड टाउनशिप नीति-2014 (लाइसेंस आधारित प्रणाली) लागू किये जाने संबंधी शासनादेश संख्या-520/8-3-14-37 विविध/13 दिनांक 04.03.14 का संदर्भ ग्रहण करने का कष्ट करें।

2- इण्टीग्रेटेड टाउनशिप नीति-2014 (लाइसेंस आधारित प्रणाली) के क्रियान्वयन हेतु नीति में उल्लिखित प्रारूप यथा-लाइसेंस प्राप्त करने हेतु आवेदन पत्र का प्रपत्र, लाइसेंस जारी करने हेतु प्रपत्र, लाइसेंस हेतु आवेदन पत्र अस्वीकार पाये जाने की स्थिति में विकासकर्ता को सूचित करने हेतु प्रपत्र तथा लाइसेंस निरस्तीकरण की सूचना संबंधी प्रपत्र संलग्न कर प्रेषित करते हुए मुझे यह कहने का निदेश हुआ है कि इण्टीग्रेटेड टाउनशिप नीति-2014 (लाइसेंस आधारित प्रणाली) लागू किये जाने के संबंध में अग्रेतर कार्यवाही सुनिश्चित करने का कष्ट करें।

संलग्नक-यथोक्त।

भवदीय,


सदा कान्त
प्रमुख सचिव

संख्या एवं दिनांक तदैव।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

1. औद्योगिक विकास आयुक्त, उत्तर प्रदेश।
2. समस्त प्रमुख सचिव/सचिव, उ०प्र० शासन।
3. आयुक्त एवं सचिव, राजस्व परिषद, उत्तर प्रदेश।
4. महा निरीक्षक, निबन्धन, उत्तर प्रदेश।
5. समस्त मण्डलायुक्त, उत्तर प्रदेश।
6. समस्त जिलाधिकारी, उत्तर प्रदेश।
7. अध्यक्ष, समस्त विशेष क्षेत्र विकास प्राधिकरण, उत्तर प्रदेश।
8. नियत प्राधिकारी, समस्त विनियमित क्षेत्र, उत्तर प्रदेश।
9. प्रबन्ध निदेशक, सहकारी आवास संघ, उत्तर प्रदेश।
- ✓ 10. अधिशासी निदेशक, आवास बन्धु, उ०प्र०, लखनऊ को विभागीय वेबसाइट पर अपलोड करने तथा प्रचार-प्रसार हेतु।
11. मुख्य नगर एवं ग्राम नियोजक, उत्तर प्रदेश।
12. गार्ड फाईल।

आज्ञा से,


(पी०के० यादव)
अनु सचिव

DRAFT

FORMAT-2, APPLICATION FOR GRANT OF LICENSE

No., Dated.....

To,

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

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

Sub: Application for Grant of License for development of an Integrated Township on.....acres of land at.....(Name of Village/ locality), Tehsil..... and District....., Uttar Pradesh.

I/we, the undersigned duly authorized to represent and act on behalf of M/S..... (The Applicant) hereby apply for grant of license for the above mentioned project in accordance with the provisions of Integrated Township Policy issued vide Government Order No.520/8-3-14-37 Vividh/13, dated 4th March, 2014 (as amended from time to time).

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



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

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

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

Signed.....

Name.....

Date.....



Details of the Applicant

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

Organizational Profile

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

Note:

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



Financial Capability of the Applicant

(Equivalent Rs. in Crores)

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

Note:

1. Turnover of the Applicant may be of any sector or business.
2. Certified Financial Statements (Audited Balance Sheets) for the last 3 years to be submitted along with duly certified turnover and net worth by a Chartered Accountant.
3. Net worth of previous year should be minimum 20 percent of the average annual turnover of last three years.
4. Net worth of the Lead Member should be minimum 20 percent of the Consortium's net worth.
5. Average annual turnover of the Lead Member should be minimum 26 percent of the Consortium's turn over.
6. Minimum shareholding of Lead Member in a Consortium should be 26 percent and balance may be supplemented by any member including the Lead Member.
7. Year-1 will be the last financial year ending 31st March, 2014. Year-2 shall be the year immediately preceding Year-1 and Year-3 shall be the year immediately preceding Year-2. In case, audited statements for the last financial year are unavailable, provisional statements, duly certified by a Chartered Accountant are required to be submitted.



DRAFT
FORMAT-3, GRANT OF LICENSE

Registered

No. Dated.....

To

M/s.....

.....

.....

Sub: Grant of License for development of an Integrated Township on.....acres of land at.....(Name of Village/ locality), Tehsil..... and District....., Uttar Pradesh.

With reference to your application No.dated....., this license is granted under the Integrated Township Policy issued vide Government Order No.520/8-3-14-37 Vividh/13, dated 4th March, 2014 (as amended from time to time) for development of an integrated township on.....acres of land at..... (Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

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

Enclosure: As above.



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

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

DRAFT
FORMAT-4, REFUSAL OF LICENSE

Registered

No. Dated.....

To,

M/S.....

.....

.....

Sub: Refusal of License for development of an Integrated Township on.....acres of land at.....(Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

Reference your application No., dated..... for grant of license under the Integrated Township Policy issued vide Government Order No.520/8-3-14-37 Vividh/13, dated 4th March, 2014 (as amended from time to time) for development of an Integrated Township on.....acres of land at.....(Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

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

(a).....

.....

.....

(b).....

.....

.....



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

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

DRAFT

FORMAT-5, NOTICE FOR CANCELLATION OF LICENSE

Registered

No. Dated.....

To,

M/S.....

.....

.....

Sub: Notice for Cancellation of License for development of an Integrated Township on.....acres of land at.....(Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

Reference this office letter No....., dated..... vide which you have been granted license under the Integrated Township Policy issued vide Government Order No.520/8-3-14-37 Vividh/13, dated 4th March, 2014 (as amended from time to time) for development of an Integrated Township on.....acres of land at.....(Name of Village/locality, Tehsil.....and District....., Uttar Pradesh.

2. Whereas it has come to my notice that:-

(a) You have made a false/material misrepresentation of facts in your application No.....,dated.....for grant of license with regard to the following:-

.....
.....

(b) You have defaulted in complying with the following milestone laid down under para-15 of the Integrated Township Policy with regard to implementation of the project:-

.....
.....

(c) You have violated following clause of the Development Agreement signed on(date) between you and the Authority:-

.....
.....

3. You are hereby required to show cause within a period of 30 days from the date of this notice as to why your license should not be cancelled.

4. If you fail to comply with the above requirements within the stipulated period, your license shall be cancelled.



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