



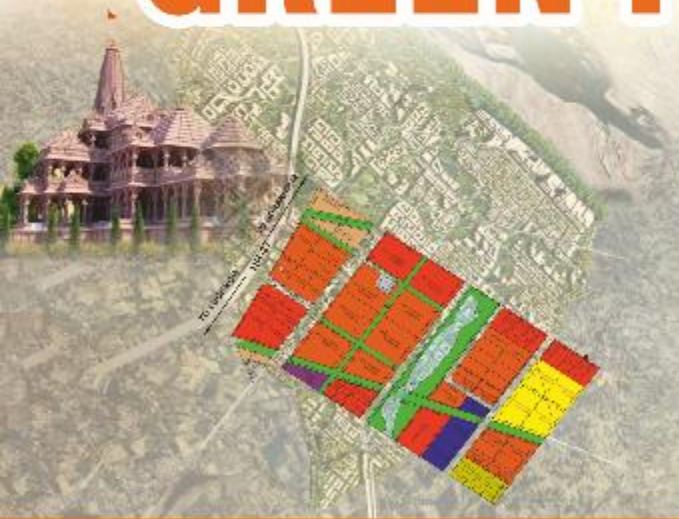
# UTTAR PRADESH HOUSING & DEVELOPMENT BOARD

## Hotelier Meet

*Explore Opportunities and  
be part of the Hotelier Meet focused on the emerging*



# GREEN FIELD TOWNSHIP, AYODHYA



Auction Date

08-12-2023

Registration & Token Deposit Period

27-11-2023 to 07-12-2023

Auction Portal

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# Ayodhya

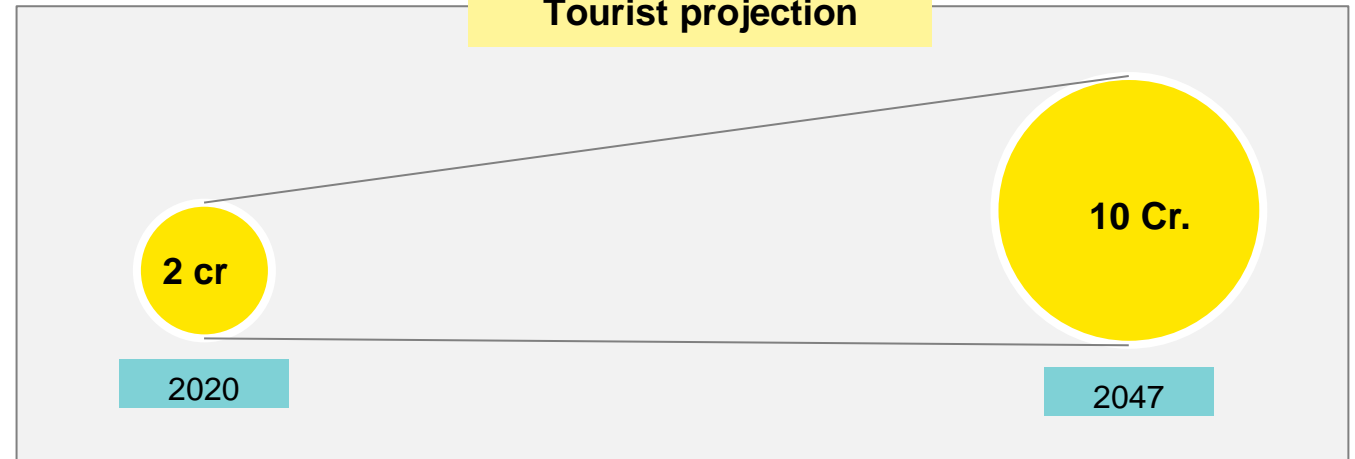
## Ayodhya: The epicentre of Existence of Spirituality in India

Ayodhya, the Shri Ram Janmbhoomi holds a place of pride among the devotees of Lord Rama (Shri Ram), who was a descendent of Surya dynasty (Vansh), which is believed to have been founded by Manu, the law-giver of the Hindus.

- The city has ranked **2<sup>nd</sup> with 2 crore tourist arrival** in U.P. for year 2019.
- Ayodhya is **one of the top 5 destinations** of the State falling in the **Religious & Cultural Theme**.

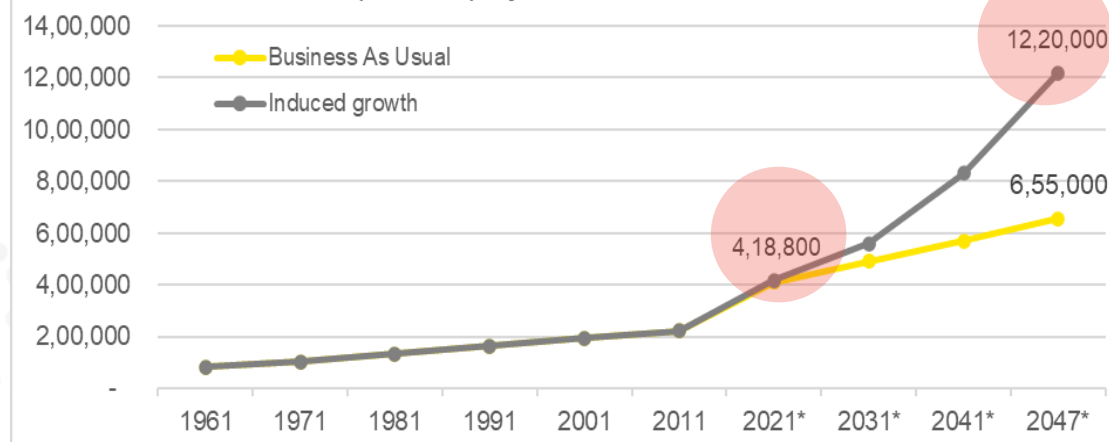


### Tourist projection



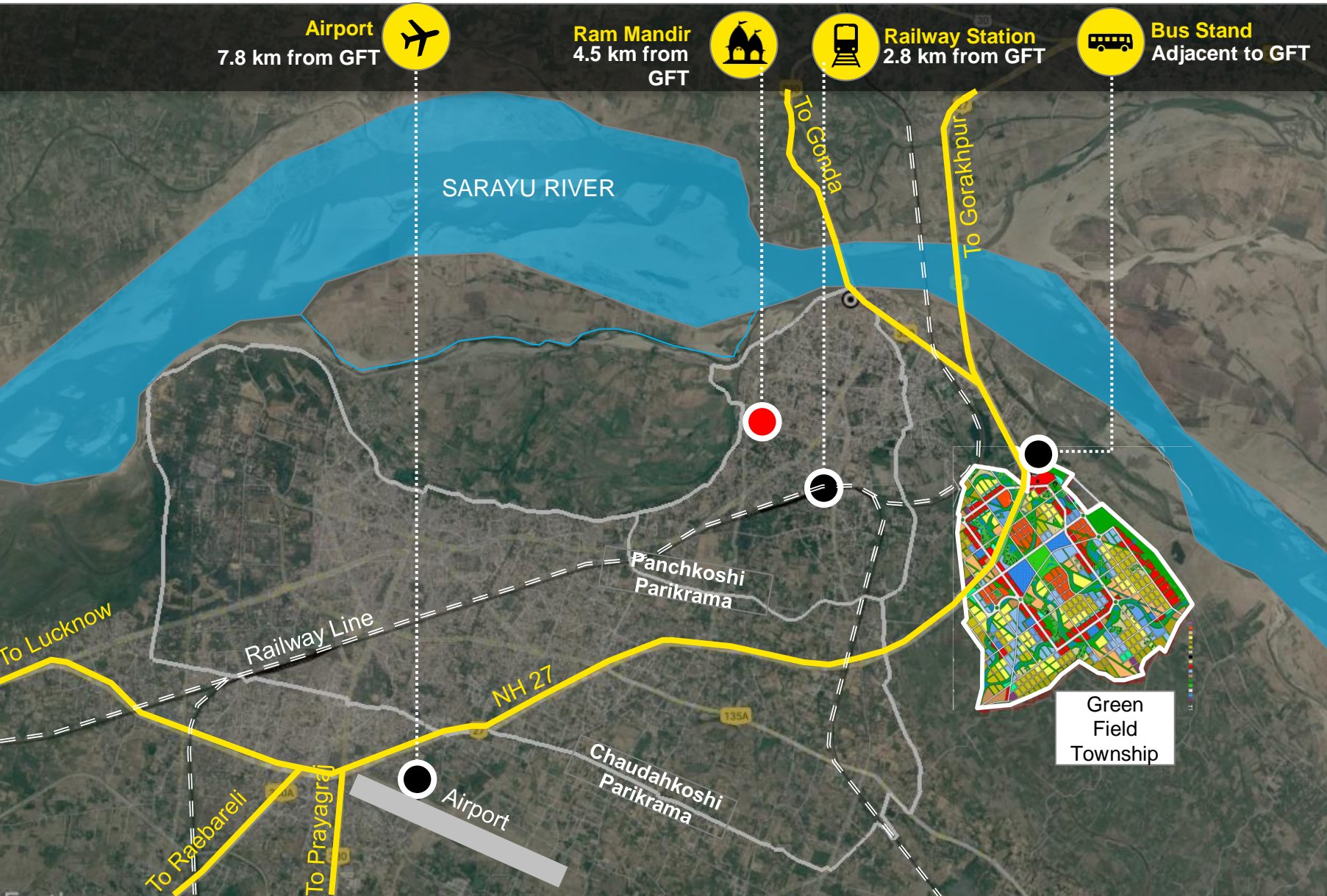
By year 2047, the annual tourist inflow in the region would grow from 2Cr in year 2022 to 10 cr in year 2047.

### Population projection for AMC area



Ayodhya resident population which is estimated in vision plan 2047 at 4.18 lakh (in year 2021) is also envisaged to be increased by 3 times i.e., 12 lakhs.

# Connectivity of GFT



<b>Site area</b>	<b>1407 Acres</b>
<b>Location</b>	On NH 27 Bypass road, adjacent to Ayodhya City
<b>Direction</b>	Northeast of Ayodhya
<b>Access</b>	NH 27 Bypass road & Bundh Road
<b>Distance</b>	<ul style="list-style-type: none"> <li>• 2.8 km - Railway Station</li> <li>• Adjacent to - Bus stand</li> <li>• 4.5 km - Ram Janam Bhoomi Teerth Stan</li> <li>• 7.8 km - Under construction International Airport.</li> </ul>
<b>Elevation</b>	<p>Bund top Lvl – 95.97M High Flood lvl – 94.02M (2009)</p> <p>Northeast section abutting the sacred Sarayu river is protected by a bund road.</p>
<b>Current Use</b>	The GFT site, though partially located in AMC area, is partially a rural area where majority of the inhabitants are involved in agricultural activities.

# Features of GFT

## Planning Principles



### Flood Resilience Measures

Mitigation of Flooding of site during monsoon through channelization of series of interlinked retention Ponds.



GREEN AREA – 328.59 acres (23.35%)  
BLUE AREA – 49.57 ACRES (3.52%)

### Lower and Higher Order Functions and Services

#### Facility/ Service Order $\propto$ Road Hierarchy

##### Bazaar Street (36m RoW)

- ▶ International Bhavans
- ▶ State Bhavans,
- ▶ Institutional Buildings
- ▶ Commercial Spaces

##### Feeder Street (18m RoW)

- ▶ Mutts
- ▶ Ashrams
- ▶ Riverfront Commercial
- ▶ Plotted Development

##### Residential Street (12m RoW)

- ▶ Plot Level Connectivity
- ▶ Group Housing
- ▶ Multi-Unit Plot House
- ▶ EWS/ LIG Housing

### Inclusive Township

#### Equity to All

- Affordable Housing & Rehabilitation of existing settlement
- Mobility & Transport
- WASH Facility
- Efficient Social Infrastructure
- Livelihood and employment opportunities
- Safety & Surveillance

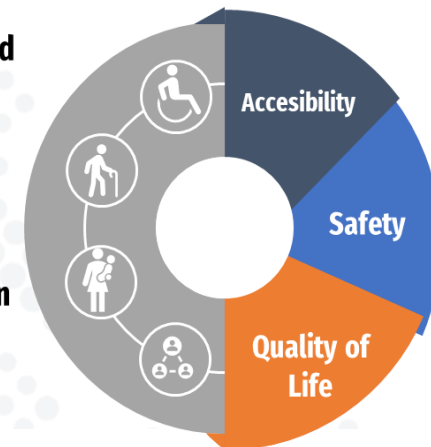
Disabled

Elderly

Women

Children

Poor



#### Accessibility

to all the urban services and infrastructure.

#### Safety

Measures taken particularly in context to women & children

#### Quality of Life

To all the sections of the society.

# Invest with UPAVP



Quality Internal  
Infrastructure  
development



Ease of payments -  
through instalment



Easy and fast building  
plan approval

IS 15700 : 2018



सेवोत्तम प्रमाणित

UP Housing & Development Board  
Hamara Prayas...Aapka Awas



Tie ups with banks



Atleast 12 mt. wide road  
for commercial and hotel  
plots

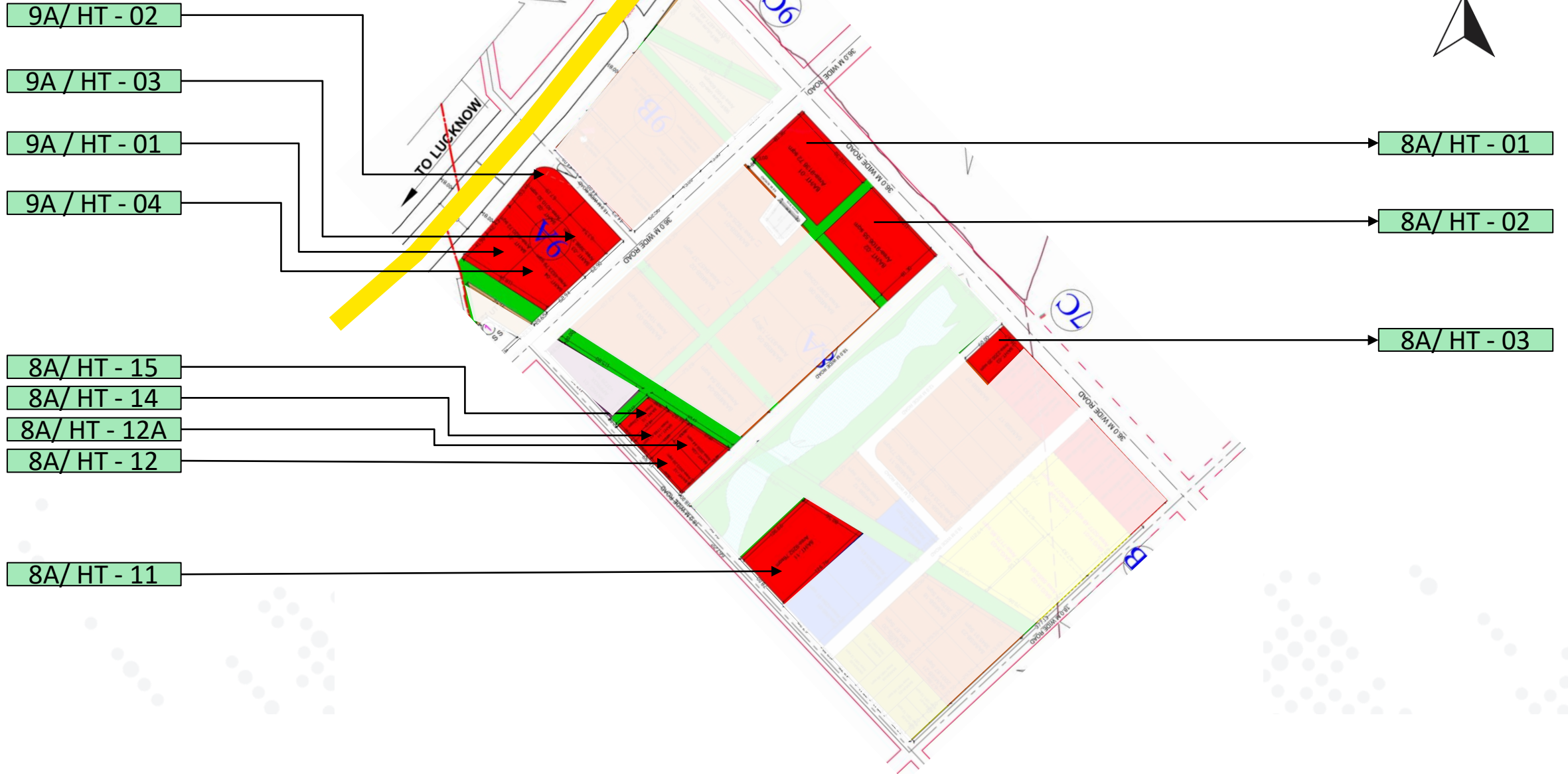


Trust of the users and  
transparency by UPAVP



**Hotel Plots in Sector  
8A, 9A & 9B of Green  
Field Township  
Ayodhya**

# Plot locations



# Plot features

- ▶ RERA registered: UPRERAPRJ755836
- ▶ Plot size range: 1518.44 to 9134.05 Sq. mt.
- ▶ Corner plots available
- ▶ FAR : 2.5

Property No.	Area of Property (Sq.M.)	Reserve Price (Per Sq.M.)
8A/HT-01 Corner	9134.05	88,384.00
8A/HT-02 Corner	9105.60	88,384.00
8A/HT-03 Corner	2200.20	88,384.00
8A/HT-11	9103.38	80,349.00
8A/HT-12 Corner	2023.28	88,384.00
8A/HT-12A	2023.56	80,349.00
8A/HT-14	1720.46	80,349.00
8A/HT-15	1518.44	80,349.00
9A/HT-01	4863.10	80,349.00
9A/HT-02 Corner	4030.03	88,434.00
9A/HT-03 Corner	3996.67	88,434.00
9A/HT-04	4524.68	80,349.00





# Site Pictures

# Drone pictures of the site



# Site surroundings



# List of Plots for reserved for Hotels at GFT, Ayodhya

Uttar Pradesh Avas Evam Vikas Parishad

104, M G Marg, Lucknow-226001

Vacant List of Hotel Properties for E-Auction 08.12.2023

Registration and token money(EMD) Deposit- from 27.11.2023 to 08.12.2023

भूमि विकास गृहस्थान एवं बाजार योजना(ग्रीन फिल्ड टाउनशिप), अयोध्या

Sr. No.	Auction Id	Zone Name	District Name	EMO Office	Scheme Name	Property Type	Property Category	Property No.	Reservation	Area of Property (Sqm.)	Reserve Price/ Reserve Rate	Cost of Property	Token Amount(EMD)	FAR
1	18015	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	8A/HT-01 Corner	GENERAL	9134.05	88,384.00	807303876.00	80730388.00	2.5
2	18016	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	8A/HT-02 Corner	GENERAL	9105.60	88,384.00	804789351.00	80478936.00	2.5
3	18017	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	8A/HT-03 Corner	GENERAL	2200.20	88,384.00	194462477.00	19446248.00	2.5
4	18018	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	8A/HT-11	GENERAL	9103.38	80,349.00	731447480.00	73144748.00	2.5
5	18019	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	8A/HT-12 Corner	GENERAL	2023.28	88,384.00	178825580.00	17882558.00	2.5

# List of Plots for reserved for Hotels at GFT, Ayodhya

Sr. No.	Auction Id	Zone Name	District Name	EMO Office	Scheme Name	Property Type	Property Category	Property No.	Reservation	Area of Property (Sqm.)	Reserve Price/ Reserve Rate	Cost of Property	Token Amount(EMD)	FAR
6	18020	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	8A/HT-12A	GENERAL	2023.56	80,349.00	162591023.00	16259103.00	2.5
7	18021	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	8A/HT-14	GENERAL	1720.46	80,349.00	138237241.00	13823725.00	2.5
8	18022	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	8A/HT-15	GENERAL	1518.44	80,349.00	122005136.00	12200514.00	2.5
9	18023	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	9A/HT-01	GENERAL	4863.10	80,349.00	390745222.00	39074523.00	2.5
10	18024	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	9A/HT-02 Corner	GENERAL	4030.03	88,434.00	356391674.00	35639168.00	2.5

# List of Plots for reserved for Hotels at GFT, Ayodhya

Sr. No.	Auction Id	Zone Name	District Name	EMO Office	Scheme Name	Property Type	Property Category	Property No.	Reservation	Area of Property (Sqm.)	Reserve Price/ Reserve Rate	Cost of Property	Token Amount(EMD)	FAR
11	18025	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	9A/HT-03 Corner	GENERAL	3996.67	88,434.00	353441515.00	35344152.00	2.5
12	18026	Lucknow	Ayodhya	Ayodhya	Bhumi Vikas Grahsthan evam Bazar Yojna, Ayodhya	Hotel Plot	Non_Residential	9A/HT-04	GENERAL	4524.68	80,349.00	363553514.00	36355352.00	2.5

नोट:-

क्षेत्र के समस्त विकास कार्य रेरा पंजीकरण की शर्त के अनुरूप आगामी 5 वर्षों में किया जाना प्रस्तावित है, तदनुसार भौतिक कब्जा पांच वर्ष के अन्दर दिया जाएगा। क्रेता को इस अवधि में विकास कार्यों के पूर्ण न होने के सापेक्ष किसी भी प्रकार का कोई क्लेम मान्य नहीं होगा।

मा० न्यायालय में विचारित प्रकरण तथा अन्य अपरिहार्य कारणों से प्रस्तावित सम्पत्तियों की संख्या/आरक्षित दर घट-बढ़ सकती हैं।

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परिषद की समस्त प्रकार की आवासीय/अनावासीय संपत्तियां परिषद विनियमावली में प्राविधानित व्यवस्था के अधीन "जहाँ है जैसे है" के आधार पर निस्तारित की जाएँगी।

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Regarding E-Auction Portal- 9574424058, 8866287104, 6390900100

# Links for the rules and plot details

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## Rules & Regulations

<https://upavp.in/site/writereaddata/siteContent/202206092110444781rules-nr.pdf>

## Details of Hotel Plots

[https://upavp.in/site/writereaddata/siteContent/202311270936497447Hotel\\_Plot\\_Ayodhya.pdf](https://upavp.in/site/writereaddata/siteContent/202311270936497447Hotel_Plot_Ayodhya.pdf)

## Steps / instructions for registration & making payment

<https://upavp.in/site/writereaddata/siteContent/202112181842316581user%20manual.pdf>