

## Frequently Asked Queries

S.N.	Queries	Responses												
1.	Hotel plot building construction parameter													
(a)	Maximum Permissible Ground coverage	40												
(b)	Maximum Permissible Basic FAR	2.5												
(c)	Maximum Permissible Purchasable FAR	<p>For the plot area of 4000 sq metre and above Purchasable FAR will be given on basis of area and right of way as per table below:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Minimum plot area(sq.mt.)</th> <th style="text-align: center;">Minimum Road area(sq.mt.)</th> <th style="text-align: center;">Total purchasable FAR with Total FAR</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">4000</td> <td style="text-align: center;">18</td> <td style="text-align: center;">3.00</td> </tr> <tr> <td style="text-align: center;">10000</td> <td style="text-align: center;">24</td> <td style="text-align: center;">3.50</td> </tr> <tr> <td style="text-align: center;">10000 above</td> <td style="text-align: center;">30</td> <td style="text-align: center;">4.00</td> </tr> </tbody> </table>	Minimum plot area(sq.mt.)	Minimum Road area(sq.mt.)	Total purchasable FAR with Total FAR	4000	18	3.00	10000	24	3.50	10000 above	30	4.00
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4000	18	3.00												
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(d)	Maximum Permissible height on the Hotel plot	As per Building by-laws permissible height to section – 3.4.5. (building bylaws can be downloaded from web portal of upavp.in). Height of the building is subject to Ayodhya ATC(Air Traffic Controller). Concern location of plots are not in air funnel zone of ATC Ayodhya.												
2.	Maximum Permissible height on the hotel plot	Applicable as per Development Control Regulation.												
3.	Contact details for registration / Auction-related queries	Parin Desai -9824960061												
4.	Any exemption applicable	Applicable as per State policy (if any)												
5.	Any discount on payment terms	If the entire required amount is deposited within 60 days, then, a discount of 5% will be given.												
6.	Can any bidder apply for more than one plot through submission of a single EMD	No.												
7.	sale/transfer of the property	After the sale deed of the property is executed, sale/transfer of the property will be permissible. As a result of the sale, every buyer will have to deposit 01% mutation charges on the maximum of the value mentioned in each sale deed, the selling price and the circle rate applicable on the date of mutation application, and the applicant for mutation will have to deposit it in the Parishad fund.												
8.	Plot Registration amount	The token amount will be 10 percent of the price of the plot.												
9.	Property Hold term	Properties allotted on lease (except community centre/school plots) will be allotted as free-hold under the terms / conditions prescribed by the Parishad.												
10.	Maximum allowed period for construction after possession of land	The maximum period of construction on the plot will be 5 years from the date of physical possession.												
11.	When shall a bidder receive the possession of land	After the 50% payment of the total amount and execution of the Hire Purchase Tenant Agreement.												
12.	Difference between Appendix 5 and appendix 6	Appendix 5 is General payment procedure, and Appendix 6 is Special payment procedure.												