

Uttar Pradesh Township Policy – 2023 (License-based System)

**Housing and Urban Planning Department,
Government of Uttar Pradesh.**

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1. Background

The availability of housing and related infrastructure facilities is indispensable for the planned and sustainable development of urban areas. It is the social responsibility of the Government to create such conditions whereby housing facilities may be made available to every family in accordance with their economic capacity. It is noteworthy that there exists a significant demand for affordable housing for various income groups in the urban areas of the State, which cannot be fulfilled solely through the limited resources of the State Government and government agencies. Accordingly, with a view to promoting residential development schemes through private capital investment in urban areas of the State, the policy for Land Acquisition and Development (Integrated Township) was issued vide Government Order No. 2711/8-1-05-34 Misc./03 dated 21.05.2005. During the implementation of the said policy, various difficulties were experienced and based on consultations held with Development Authorities, Housing and Development Council and other stakeholders/private developers, the Revised Integrated Township Policy, 2014 was issued vide Government Order No. 520/8-3-14-37 Misc./13 dated 04.03.2014 (as amended from time to time). Under the Integrated Township Policy of 2005/2014, licenses were issued to private developers for the development of a total of 25 integrated townships across various cities of the state; of these, one project has been completed, while 24 integrated township projects are currently operational.

In this regard, based on the feedback received from Development Authorities and private Developers, it has been observed that the implementation/progress of such projects has been delayed due to difficulties in land aggregation, inadequacy of incentives available to Developers and delays in obtaining various approvals by the Developers. Integrated Township Policies prevailing in other States such as Maharashtra, Gujarat, Rajasthan, Madhya Pradesh and Andhra Pradesh were studied/examined and it was found that certain States, particularly Maharashtra, Gujarat and Andhra Pradesh, are providing better incentives to private Developers, including assistance in land assembly, exemption in land use conversion charges and Stamp Duty, etc. Accordingly, the need has been felt to revise the existing Integrated Township Policy in force in the State so as to make it more practical and attractive for private capital investment.

2. Objectives and Need

In view of the emerging challenges of urbanization in the State, it has become necessary to formulate a new policy to ensure the provision of affordable housing to various sections of society, regulate unplanned development in the peripheral areas of cities, improve the quality of life of urban citizens, attract investment in other sectors of the State economy such as IT, Biotechnology, BPO, etc., generate new employment opportunities and ensure the development of environmentally sustainable townships. Accordingly, in line with the strategy laid down under the National and State Housing Policies, the primary objective of the Uttar Pradesh Township Policy–2023 is to promote planned urban development through private capital investment so as to provide housing to the general public at affordable prices and to create a conducive environment for investors for carrying out various economic and commercial activities. For achieving the aforesaid objectives, the draft of the Uttar Pradesh Township Policy–2023 was prepared after evaluation of the existing policy framework and examination of the policies prevailing in other States of the country. Thereafter, following consultations with various stakeholders, including Development Authorities, Housing and Development Council, CREDAI, NAREDCO, etc., the Uttar Pradesh Township Policy–2023 has been formulated as under, superseding the Integrated Township Policy, 2014 implemented vide Government Order dated 04.03.2014:-

3. Uttar Pradesh Township Policy, 2023

3.1 Meaning of 'Township' under the Uttar Pradesh Township Policy, 2023:

- (1) Under the Uttar Pradesh Township Policy, 2023, the term “Township” shall mean a planned and developed township comprising integrated provisions for residential, working and recreational facilities along with all physical and social infrastructure amenities. Under the Policy, the minimum area of a Township shall be 12.5 acres in cities having a population of less than 2 lakh and 25 acres in cities having a population of more than 2 lakh. However, for licensing under the NCR region, the minimum area of the Township shall be 25 acres irrespective of the population criteria. For the purpose of determining the size/category of the city, the population as per Census 2011 shall be taken as the basis. Further, under the Uttar Pradesh Township Policy, 2023, there shall be no restriction on the maximum area of a Township.
- (2) For the development of a township, it is essential to ensure convenient access via a road of a minimum width of 24 meters, a regular water supply, a storm water

drainage system and the availability of energy. The development of townships will generally be encouraged within the urbanization zones designated in Master Plans, along the rapidly developing Urban Mass Transit Corridors of the state and in areas where new growth centres for development are emerging.

3.2 Eligibility for Developers

- (1) Private developers shall be eligible for the development of Townships under the Uttar Pradesh Township Policy, 2023. The term “Private Developer” shall mean any person, company, association or body of individuals, whether incorporated or not, who possesses land for development or has assembled/acquired land or has agreed to hold or assemble land through purchase or otherwise and who is eligible for grant of licence under this Policy.
- (2) Private developers may form a consortium, for which there shall be no restriction on the maximum number of members. However, one member/company of the consortium shall be designated as the “Lead Member”. Execution of an MoU in the prescribed format among all participating members of the consortium shall be mandatory and such MoU must be registered in the office of the Sub-Registrar of the concerned district. The consortium MoU shall separately specify the individual turnover and net worth of each member vis-à-vis the total average annual turnover and net worth of the consortium. No amendment in the MoU shall be permissible without the approval of the Vice-Chairman/Housing Commissioner.
- (3) The shareholding pattern among different members of the consortium may be in any proportion and shall not have any linkage with their average annual turnover and net worth. However, for fulfilling the eligibility criteria relating to the total annual turnover and net worth of the consortium, at least 26% of the prescribed eligibility requirement must be independently fulfilled by the Lead Member alone.

Example:

If a consortium submits an application for grant of licence for an area of 200 acres, the eligibility criteria relating to annual turnover and net worth shall be as follows:

- Average Annual Turnover ₹150 crore
- Net Worth (20% of the Average Annual Turnover) ₹30 crore
- Minimum Average Annual Turnover of the Lead Member (26% of ₹150 crore) ₹39 crore
- Minimum Net Worth of the Lead Member (26% of ₹30 crore) ₹7.80 crore
- Minimum Shareholding of the Lead Member in the Consortium 26%

The remaining eligibility requirement relating to average annual turnover and networth may be fulfilled by any member of the consortium (including the Lead Member); however, the same must be clearly specified in the Consortium MoU.

- (4) In cases where the area of the Township is up to 50 acres, the turnover of the developer/consortium may pertain to any sector. However, for Township projects exceeding 50 acres, in the case of a consortium, the entire turnover of the Lead Member shall mandatorily be from the real estate sector, and in the case of a single developer company as well, the entire turnover shall be from the real estate sector only. Provided that, in both cases, the net worth during the preceding financial year shall be at least 20% of the average annual turnover of the preceding three years. For verification of turnover and net worth, submission of audited balance sheets of the last three years along with a certificate issued by a Chartered Accountant registered with the Institute of Chartered Accountants of India shall be mandatory.
- (5) Under the Policy, based on the average annual turnover of the developer/consortium for the preceding three years, licence area for the Township shall be permissible at the rate of one acre for every ₹75 lakh turnover, as follows:-

Example-1

- Average Annual Turnover ₹30.00 crore
- Net worth ₹10.00 crore
- Permissible Licence Area 40 acres

Example-2

- Average Annual Turnover ₹30.00 crore
- Net worth ₹02.00 crore
- Permissible Licence Area 13.33 acres (in cities having a population of less than 2 lakh)

Example-3

- Average Annual Turnover ₹30.00 crore
- Net worth ₹01.00 crore
- Permissible Licence Area Nil

- (6) After issuance of the Licence to the Consortium, change in members other than the Lead Member shall be permissible by the Vice Chairman/Housing Commissioner only in such cases where the minimum prescribed financial capacity of the original Consortium is not adversely affected. In the event of any change in the members of the Consortium, a revised MoU shall be submitted, in respect of which the Development Authority/Housing Council shall communicate its consent/disapproval to the Developer within one month. In unavoidable circumstances, change of the Lead Member may be considered by the Committee constituted under the chairmanship of the Principal Secretary/Additional Chief Secretary, Housing and Urban Planning Department, after approval of the Authority Board/Council Board, subject to the condition that all development works covered under the First Development Agreement of the project, including construction of EWS and LIG buildings, development/construction of public facilities and development/construction of infrastructure facilities in rural habitations situated within the project area (if any), have been completed. Further, the said Committee shall also take necessary action, as required, for providing guidance on matters relating to this Policy and for resolution of other difficulties.

- (7) A Company may be a member of more than one Consortium. However, in cases where a Company is a member of multiple Consortiums, it shall submit an affidavit to the effect that the cumulative financial capacity attributed to the Company across all such Consortiums does not exceed its actual financial capacity. In the event the said affidavit is found to be false at any stage, the Licence of the Consortium shall be cancelled. The affidavit shall clearly specify the turnover and net worth attributed/calculated by the Company in respect of each Consortium.

3.3 Procedure for Application and issuance of Licence

- (1) For obtaining the Licence, ownership of at least 25 percent of the total area of the proposed Township through Registered Sale Deeds shall mandatorily vest in the Developer or any member of the Consortium. In case any individual is a member of the Consortium, the land owned by such individual shall also be counted towards the said 25 percent requirement. However, land covered under Land Pooling Agreements, 'Developer Agreements' or 'Agreements to Sell' shall not be included for this purpose. The Developer/Consortium shall submit an application in the prescribed format to the Vice Chairman, Development Authority/Housing Commissioner, Housing and Development Council for obtaining the Licence, along with a non-refundable processing fee of ₹1,000 (Rupees One Thousand only) plus GST per acre or part thereof.
- (2) In order to ensure transparency and timeliness, under the Uttar Pradesh Township Policy, 2023, all the proceedings related to application for license, deposit of fees, approval of DPR and layout, issuance of demand letter and providing all necessary clearances and exemptions (exemption of Stamp and Registration Department, exchange proceedings, etc.) will be done online through single window portal at the authority/council level. The concerned Authorities/Councils shall undertake the necessary measures to develop a dedicated portal for this purpose.
- (3) For examination of the application submitted for grant of licence and for submitting its recommendation to the Vice-Chairman/Housing Commissioner, the following Committee shall be constituted:-

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|-------|---|-----------------|
| (i) | Secretary, Development Authority / Additional Housing Commissioner | Chairperson |
| (ii) | Chief Engineer / Senior-most Engineer, Development Authority / Housing and Development Council | Member |
| (iii) | Finance Controller / Senior-most Finance Officer, Development Authority / Housing and Development Council | Member |
| (iv) | Chief Town and Country Planner or his/her representative not below the rank of Joint Planner / Town Planner | Member |
| (v) | Representative of the District Magistrate of the concerned district, not below the rank of Additional District Magistrate | Member |
| (vi) | Chief Town Planner or Senior-most Town Planner, Development Authority / Housing and Development Council | Member-Convener |

If the application submitted for grant of Licence is found incomplete by the Committee, the Developer shall be provided a period of 30 days for furnishing the requisite information/documents. If the required information is not furnished within the stipulated period, the application shall be rejected by the Vice Chairman/Housing Commissioner on the recommendation of the Committee.

- (4) If the application submitted for grant of license is found eligible, the Developer/Consortium shall be informed to deposit the license fee. The prescribed license fee shall be deposited by the Developer within 30 days from the date of receipt of such intimation. The rates of license fee based on the size of the city shall be as follows:-

Size of the City (Census–2011)	License Fee
Population of 10 lakh and above	₹2.00 lakh per acre + GST
Population above 5 lakh but below 10 lakh	₹1.00 lakh per acre + GST
Population below 5 lakh	₹0.50 lakh per acre + GST

The amount of license fee will be payable as per the rates applicable on the date of submission of application form. The rates of license fee will be revised annually by the Development Authority / Housing and Development Council on the basis of the price index of the Income Tax Department of the Government of India.

- (5) Before issuance of the license, land owned by the Developer / Consortium within the proposed license area equivalent to 10% of the total Township area shall be mortgaged in favour of the Development Authority/Housing and Development Council till execution of the first Development Agreement.
- (6) The Licence shall be approved and issued to the Developer/Consortium by the Vice Chairman/Housing Commissioner in the prescribed format, and information thereof shall be communicated to the Authority/Council Board, Housing and Urban Planning Department, and Awas Bandhu. The process of issuance of Licence by the Development Authority/Housing and Development Council shall be completed within 90 days from the date of submission of the application by the Developer.
- (7) Once issued, the license shall remain valid for the entire project period. The term “Project Period” shall mean the period from the date of issuance of license till the date of issuance of ‘Completion Certificate’ upon completion of all development works of the scheme.
- (8) The Developer/Consortium shall be required to obtain a separate Licence for each Township. A Developer may apply for one or more Licences in one or more development areas and may also be a member of one or more Consortiums, provided that each such Licence is commensurate with its financial capacity, as provided under Clauses 3.2(4) and 3.2(5).
- (9) Prior to the approval of the DPR for the proposed total area designated for licensing, the Vice-Chairman/Housing Commissioner may, for justifiable reasons, effect a reduction in said area; however, the license fee corresponding to the reduced area shall not be refunded. Furthermore, in view of practical difficulties encountered during land acquisition or assembly, modifications to the total licensed area within the physical boundaries of the site shall be

permissible up to a maximum limit of 20 percent, subject to the approval of the Vice-Chairman/Housing Commissioner. This permission is granted with the specific stipulation that 25 percent of the land owned by the developer including the 10 percent of land mortgaged in favour of the Authority/Housing and Development Council must necessarily remain within the licensed area.

- (10) For areas outside the Development Authority limits, all actions relating to issuance of license and regulation of development/construction works of the Township shall be undertaken by the Housing and Development Council. For this purpose, the area proposed for license shall be notified under the Uttar Pradesh Housing and Development Council Act. In areas falling under the jurisdiction of the Housing and Development Council, fees relating to layout/map approval shall be payable in accordance with the relevant provisions of the Uttar Pradesh Housing and Development Council Act, 1965.
- (11) The Developer/Consortium may apply for the expansion of the Township area, which shall be permissible only once subject to the following conditions by the Vice-Chairman/Housing Commissioner, based on the recommendation of the committee constituted in accordance with Clause 3.3(2):
 - (i) The Developer/Consortium must have purchased/assembled at least 75 percent of the land within the original licensed area and at least one development agreement must have been executed.
 - (ii) The expanded area of the project will not exceed 50 percent of the original approved license area.
 - (iii) The proposed area for expansion must be in continuation of the previously approved township. If there is any physical barrier between the original township and the expanded area, permission for expansion will be considered only after ensuring 'interconnectivity' between the original township and the expanded area.
 - (iv) The financial eligibility of the Developer/Consortium must be met in accordance with the prescribed standards relative to the expanded area.
 - (v) For the expanded area, the Developer/Consortium shall be liable to pay processing fees and license fees at the rates prevailing at the time.

3.4 The Process of Land Assembly

- (1) For the proposed township, the land shall be self-acquired/assembled by the Developer/Consortium; furthermore, the Developer shall, at their own cost, acquire and develop the land falling within the right-of-way of the project's 'Approach Road.' In unavoidable circumstances, maximum 20 percent of the project area can be made available through land acquisition. If the land to be made available through acquisition is covered by road linkages, then priority will be given for acquiring it.
- (2) A rebate of 50% in stamp duty will be allowed for the purchase of the remaining land after the issuance of the scheme licence, excluding the land purchased by the developer/consortium itself before the issuance of the licence, regarding which a notification will be issued by the Stamp and Registration Department.
- (3) For exchange of Gram Sabha land, ceiling land and other government land falling under the scheme area, the Board of the concerned Authority shall be declared as the Competent Authority under the relevant provisions of the Revenue Code. For such exchange, the Developer shall provide suitable land at an appropriate location having proper access road connectivity, in a compact block, and the same shall be indicated in the layout plan. The exchange may be approved by the Board, subject to the exchange proposal being found suitable in accordance with the guidelines issued by the Revenue Department and upon recommendation of the District Magistrate. Mutation in revenue records pursuant to such exchange shall be ensured by the District Magistrate. The entire process shall be completed within 60 days from the date of receipt of the proposal.
- (4) Land belonging to SC/ST persons falling within the scheme area shall be identified by the District Magistrate. The requirement of obtaining No Objection Certificate from the District Magistrate for transfer of such land shall not be applicable where equivalent land is provided by the Developer within the same Township through exchange. The term "equivalent land" shall mean land of equivalent value after deducting development charges and adjustment charges determined by the Authority/Agency from the value of the original land. However, the minimum area of such land shall not be less than 50 square metres. Formal orders relating to such exchange shall be issued by the competent

authority under the Revenue Code/relevant Act/applicable Government Orders. Further, in case the residential house of any SC/ST family is acquired, a free EWS house shall be provided to such family.

- (5) Upon obtaining a license, the Developer/Consortium shall be eligible for an exemption for the transfer of land exceeding 12.50 acres, in accordance with the prevailing rules (as amended from time to time) under the Uttar Pradesh Revenue Code, 2006.
- (6) The Developer shall ensure compliance with the State Government's prevailing Rehabilitation and Resettlement Policy for persons/families affected by the land to be acquired/assembled under the Land Acquisition Act.
- (7) After issuance of the license, the land covered under the license area shall not be included by the Development Authority/Housing and Development Council in any proposal for land acquisition for their schemes. Similarly, applications for license shall not be entertained in respect of land already notified for acquisition for any scheme of the Development Authority/Housing and Development Council. After issuance of the license, no permission for development/construction within the licensed area shall be granted to any person other than the Developer. Further, overlap of the licensed area of one Developer with the licensed area of another Developer shall not be permissible.

3.5 Incentives for Developers

- (1) Within the licensed area, full rights regarding development and construction shall vest exclusively with the Developer/Consortium; specifically, within the area proposed for the license, no map submitted by any landowner or applicant other than the licensed Developer/Consortium shall be approved by the Authority or the Housing and Development Council and government agencies shall also exercise control over any unauthorized development or construction within the said area.
- (2) For the purpose of land assembly for a township, a developer or consortium may enter into Land Pooling Agreements or Developer Agreements with landowners and farmers.

- (3) Permission shall be granted only in residential land use areas under the Master Plan where the Township area is less than 50 acres. In cases where the Township area is 50 acres or more, permission may also be granted in areas designated for “Agricultural” land use under the Master Plan, for which land use conversion to “Residential” shall be carried out as per rules. Based on the size of the city, the following exemption in land use conversion charges shall be permissible:-

Size of the city (Census, 2011)	Maximum Exemption
(a) Cities with a population of more than 5 lakhs but less than 10 lakhs	25% Exemption
(b) Cities with a population of less than 5 lakhs	50% Exemption

For ensuring time-bound disposal of land use conversion cases, the powers vested with the Government under Section 51(1) of the Uttar Pradesh Urban Planning and Development Act shall be delegated to the Authority Board.

- (4) Expansion in the area of the Township shall be permissible, subject to approval at the level of the Vice-Chairman/Housing Commissioner.
- (5) The developer will be allowed the facility to obtain more than one license in the same development area and become a member of more than one consortium.
- (6) For the planning of the township, 'Flexible Land Use Norms,' as well as higher standards for density and FAR, have been established.
- (7) A simplified procedure has been prescribed for grant of license and approval of layout plans, for which the Vice-Chairman/Housing Commissioner shall be the competent authority.
- (8) In cases where land earmarked for uses other than residential under the Master Plan is included in the scheme area, such land, except land falling under Master Plan roads, may be swapped within the scheme area after carrying out land use conversion as per rules. No land use conversion charges shall be payable for such swapping.
- (9) The facility of Foreign Direct Investment (FDI) shall be permissible in accordance with the FDI Policy issued by the Department for Promotion of

Industry and Internal Trade (DPIIT), Ministry of Commerce and Industry, Government of India.

- (10) A “Green Channel” mechanism shall be established for various approvals related to the project, under which all approvals/No Objection Certificates shall be issued through a Single Window System.

3.6 Protection of Interests of Landowners/Farmers

- (1) Landowners/Farmers shall not be under any obligation to sell their land to the Developer/Consortium. The land may be sold or Land Pooling Agreement/Developer Agreement may be entered into only on a voluntary basis.
- (2) For development of rural habitations located within the Township area, the Developer shall include a detailed proposal/action plan in the DPR of the scheme itself, and development works shall be carried out accordingly.
- (3) For development of such rural habitations located outside the proposed Township, whose land is being utilized by the Developer in the scheme, the Developer shall deposit the amount as provided under Clause 3.14(7)(b) of this Policy, on the basis of which development works shall be carried out by the Development Authority/Housing and Development Council.
- (4) In case land is acquired under the Township Project, the affected landowners shall be entitled to appropriate compensation and rehabilitation and resettlement benefits in accordance with the prevailing Land Acquisition Act and the Rules framed thereunder by the State Government.

3.7 Land Use Planning and Standards for Density and FAR

- (1) The construction of Master Plan roads located within the township, as well as the development of parks, open areas and greenbelts, shall be undertaken by the developer at their own expense.
- (2) In case the land use change is permissible, in cities with population of 10 lakh and above, land use change fee will be payable on the basis of the rules in force at that time.
- (3) In respect of sites selected for Township development where no Master Plan is in force on the date of issuance of license, land use conversion shall not be required

and no land use conversion charges shall be payable. Further, if a Master Plan is enforced for the first time after issuance of the license, the area covered under the license shall be designated as “Residential” in the Master Plan, and in such cases no land use conversion charges shall be payable.

- (4) Under the Township, land shall be reserved as per prescribed norms for residential, mixed use, commercial, industrial (non-polluting), institutional, public and semi-public facilities, utilities and recreational purposes, parks and open spaces, playgrounds and water bodies and traffic, transportation and parking facilities. For planning of Townships having an area of 25 acres and above, the land use norms shall be as per the following table:-

S.No.	Land Use	Area (Percentage)
1.	Residential	Maximum 50
2.	Mixed-Use	Maximum 20
3.	Commercial	Maximum 10
4.	Industrial (Non-polluting)	Minimum 10
	Institutional, Public, Semi-public Facilities, Utilities and Recreation	
5.	Parks and Open Spaces, Playgrounds, and Water Bodies	Minimum 15
6.	Traffic, Transportation and Parking Areas	Minimum 15

Note:-

- (i) In case Master Plan/Zonal Plan roads, parks and open spaces/green belts are included within the proposed Township area, land for various land uses shall be reserved as per the norms prescribed in the above table on the net area remaining after excluding the area covered under such uses from the total licensed area. However, license fee shall be payable on the entire licensed area.
- (ii) For the uses mentioned in Point (i) of the aforesaid Note, the provisions of the TDR Bye-laws (where applicable) shall apply.

(iii) In townships with an area of less than 25 acres, planning standards shall be in accordance with the prevailing building construction and development bye-laws.

(5) Under the Township, the standards for density, ground coverage and FAR for development and construction activities relating to the land uses specified in the above table shall be as follows:-

Density:-

(a) Plotted Development 150 residential units per hectare

(b) Group Housing

- On a road 12 meters or more in width, but less than 18 meters - 200 residential units per hectare
- On a road 18 meters or more in width, but less than 24 meters - 250 residential units per hectare
- Maximum Ground Coverage and FAR on Roads 24 Meters and Wider - 330 residential units per hectare

Maximum Ground Coverage and FAR

Land Use Category	Ground Coverage	FAR
1. Residential		
(a) Plotted Development	65 percent	2.00
(b) Group Housing	35 percent	2.50
2. Commercial		
(a) Plots of area less than 2500 sq.m.	50 percent	1.50
(b) Plots of area more than 2500 sq.m.	50 percent	2.50
3. Mixed	40 percent	3.00
4. Office and Institutional	35 percent	2.50
5. Industrial (pollution free)	50 percent	2.00
6. Public and Semi-Public Facilities	35 percent	2.00
7. Recreation	20 percent	0.25

Note:-

- (i) For uses other than plotted development, additional purchasable FAR up to 50% of the FAR prescribed in the above table shall be permissible as per rules, subject to the condition that the total FAR, including purchasable FAR, shall not exceed 4.0. The fee for purchasable FAR shall be calculated in accordance with the formula prescribed in Notification No. 3589/8-3-2011-11 Misc./08 dated 04.08.2011, as amended from time to time. However, the said notification does not prescribe purchasable factors (coefficients) for mixed, industrial and recreational land uses, which shall be as follows:-

Land Use Category	Purchasable Factor (Coefficient)
• Mixed	0.60
• Industrial	0.40
• Recreation	0.30

If any amendment is made to the above-mentioned applicable factor (coefficient) in the future, the revised coefficients shall apply.

- (ii) If the area of the proposed township is 25 acres or more, the minimum width of the 'service road' shall be 12 meters.
- (iii) The minimum width of a road for mixed use shall be 18 meters.
- (iv) Under this scheme, the provisions of the applicable Affordable Housing Bye-laws shall apply to the development and construction of affordable housing.
- (6) In accordance with land-use standards, land shall be reserved for parks and open spaces, provided for in a hierarchical order.
- (7) The planning and design of the township shall be undertaken to fulfill the objectives of optimal land utilization and a safe habitat.
- (8) The permissibility of various activities within the proposed land uses under the Township scheme shall be governed by the Master Plan Zoning Regulations of the concerned city; furthermore, other requirements regarding site development/construction, as well as standards for parking arrangements, shall be in accordance with the Building and Development Bye-laws applicable to the

respective area. In areas where a Master Plan is not in force, compliance shall be ensured with the Model Zoning Regulations and Building and Development Bye-laws issued by the Government (as amended from time to time).

- (9) In planning of the Township, natural heritage areas such as woodlands, wetlands, flood plains, river/drain corridors, wildlife habitats, etc; shall be integrated with parks, open spaces and other compatible developments. In case uneven or unusable land exists within the scheme area, such land shall, as far as possible, be utilized for parks, open spaces / green belts.
- (10) The township will be self-sufficient in terms of living, working, and recreation, wherein 'walk-to-work' and non-motorized transport will be encouraged to minimize carbon emissions.
- (11) Provision for 'inclusive' services will be ensured for individuals of all income and age groups belonging to the Madhya Pradesh community within the township.
- (12) For environmentally sustainable development, the new Township shall be energy-efficient. Planning and development of the Township shall mandatorily incorporate measures such as zero waste disposal, water conservation (including rainwater harvesting and water recycling), green cover, green buildings, solar power, etc.
- (13) To maintain uniformity along roads having a width of 18 metres and above within the Township, the Developer shall promote 'facade control' for buildings abutting such roads.

3.8 Approval of DPR, Development Agreement, Project Duration and Completion Certificate

- (1) After issuance of license, the Developer/Consortium shall submit the DPR of the Township for approval to the Development Authority/Housing and Development Council within 1 year where the area of the scheme is up to 50 acres, within 18 months where the area is between 50 acres and 100 acres and for schemes exceeding 100 acres, an additional period of 6 months for every additional 50 acres, subject to a maximum period of 3 years. For submission of DPR, at least 60% of the total land of the Township shall mandatorily be under ownership of the Developer/Consortium. Such 60% land may also include land

assembled by the Developer/Consortium through registered “Land Pooling Agreements” or “Developer Agreements” executed with farmers. Details of land owned by the Developer and land owned by others shall be clearly demarcated and submitted on the Sajra Map and Layout Plan. The DPR shall include Land Use Plan, Layout Plan, Circulation Plan and Road Cross-Sections, Public Transport Plan, infrastructure and services such as water supply, drainage, sewerage, power supply, rainwater harvesting, solid waste disposal system, Landscape Plan, specifications and plans of other public amenities, implementation schedule for phased completion of the scheme, project cost and financing arrangements, property management, maintenance of the Township and proposals for mitigation of environmental and social impacts.

- (2) The DPR shall be examined by the Committee constituted under Clause 3.3(3) of this Policy and approval of the DPR shall be granted by the Housing and Development Council/Development Authority Board on the basis of the recommendations of the Committee. The said process shall be completed by the Committee within 60 days from the date of submission of the DPR to the Development Authority/Housing and Development Council.
- (3) Where the area of the Township is up to 50 acres, the Developer shall submit the layout plan of the first phase for approval within 1 year from the date of approval of the DPR. In cases where the Township area exceeds 50 acres, the first phase layout plan shall be submitted within a maximum period of 18 months. The Developer shall also be permitted to obtain approval of layout plans in a phased manner as follows, subject to the condition that in each phase the Developer shall have ownership of at least 75% of the area, which may include land covered under Land Pooling Agreements or Developer Agreements. Further, the layout plan/development agreement area of each phase, including the expanded area, shall be contiguous. The number of Development Agreements based on the area of the Township shall be as per the following table:-

Area	Maximum Number of Layout Plans/Development Agreements
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- Up to 50 acres 01
- Up to 100 acres 02
- Up to 200 acres 04
- More than 200 acres 01 for every additional 50 acres but
maximum 06

Note:

In the layout plan of each phase, the Developer shall mandatorily reserve land for EWS and LIG housing as well as for community facilities such as educational, medical, police station, bus stop, bus station, etc. Such land shall be reserved at locations where ownership is undisputedly vested in favour of the Developer.

- (4) The layout plan shall be approved at the level of the Vice-Chairman/Housing Commissioner. The Developer shall not have development rights over land other than the land owned by the Developer and such remaining land over which full ownership is not vested in favour of the Developer. At the time of approval of the layout plan, the Developer/Consortium shall execute a Development Agreement with the concerned Development Authority/Housing and Development Council in the prescribed format. The standard format of the Development Agreement shall be issued separately. It shall be mandatory for the Development Authority/Housing and Development Council to complete the process of approval of the layout plan and execution of the Development Agreement simultaneously. Upon completion of the said process, the 10% land mortgaged by the Developer in favour of the Development Authority/Housing and Development Council at the time of issuance of license shall be released.
- (5) In case the area of the Township (including expanded area) is up to 50 acres, the project period for completion of all internal and external development works, construction of EWS and LIG houses, and development of community facilities and rural habitations shall be 4 years. Where the Township area is between 51–100 acres, the project period shall be 5 years; for 101–200 acres, it shall be 6 years; and for area exceeding 200 acres, an additional period of 1 year for every

additional 100 acres shall be admissible, subject to a maximum period of 10 years. In case the Developer is unable to complete land assembly within the prescribed time due to stay orders of any Court or other reasons after approval of the DPR, extension in the project period shall be considered by the Authority Board/Housing and Development Council Board on a case-to-case basis.

- (6) The Development Authority/Housing and Development Council shall have the right to inspect the development works in order to ensure that such works are executed in conformity with the DPR, completed in accordance with the prescribed implementation schedule and that the quality of development works is maintained. For this purpose, inspection charges shall be payable by the Developer/Consortium as per applicable rules. The Authority Board/Housing and Development Council shall prescribe an appropriate procedure in this regard and, wherever required, such inspection may also be carried out through an independent agency.
- (7) The Developer may obtain partial completion certificate for any phase of the proposed Township under the following conditions:-
 - a) All infrastructure facilities such as roads, water supply, drainage, sewerage, electrification, parks and open spaces, solid waste disposal system, etc. relating to the part for which partial completion certificate is sought, shall have been fully developed.
 - b) In case EWS/LIG housing and community facilities are proposed under the layout plan, development/construction thereof shall have been completed proportionately.
- (8) Approval of building maps of private individuals by the Development Authority/Housing and Development Council shall be granted only after issuance of completion certificate (partial/full).

3.9 The Procedure of Land Use Change

- (1) In case the site selected for the Township is proposed under a land use other than residential use, a proposal for change of land use shall also be submitted along with the DPR. The proposal shall clearly contain details of all land

included in the project, including revenue village, khasra number, khasra-wise area, details of owned/assembled land, and details of Gram Sabha land, etc.

- (2) For change of land use in respect of land included under the project, the concerned agency shall complete proceedings up to sub-section (3) of Section 13 of the Uttar Pradesh Urban Planning and Development Act, 1973, in accordance with the prescribed procedure, prior to approval of the Layout Plan.
- (3) At the time of approval of the layout plan, notification for change of land use of the land owned or assembled by the Developer shall be published under Section 13(4) of the Act after deposit of change of land use charges at the rates applicable at that time, in accordance with the provisions of this Policy. Thereafter, as and when additional land is purchased/assembled by the Developer within the approved layout plan area, notification for land use conversion of such land shall continue to be published upon deposit of change of land use at the rates applicable at the relevant time.

3.10 Development of Physical and Social Infrastructure Facilities

- (1) All internal and external development works within the Township shall be carried out by the Developer at its own cost.

Clarification (I) – Internal development of land shall mainly include the following works:-

- (a) Land levelling (wherever required),
- (b) Roads,
- (c) Drainage,
- (d) Water supply,
- (e) Sewerage,
- (f) Internal electrification and street lighting,
- (g) Solid waste management,
- (h) Provision of open spaces and plantation as per norms for parks, playgrounds and similar purposes,
- (i) Rainwater harvesting,

- (j) Reservation of land as per norms for educational and medical facilities, community centres, and other public utilities and services.

Clarification (II) – External development of land shall include such works required within or outside the Township area for satisfactory completion and functioning of all components of internal development of the Township. The major components of external development shall be as follows:-

- (a) Master Plan/Major Roads (24 metres and above in width),
- (b) Public Transport System/Mass Rapid Transport System,
- (c) Electric Sub-Station,
- (d) Source of water supply and water storage/Water Treatment Plant,
- (e) Trunk Water Line,
- (f) Trunk Sewer Line,
- (g) Trunk Drain/Nala,
- (h) Sewage Treatment Plant,
- (i) Effluent Treatment Plant,
- (j) Collection and transfer system for non-biodegradable waste.

- (2) The site selected for the Township shall have access through an existing road having a minimum width of 24 metres. In case the Developer obtains connectivity for certain external development works such as road connection, water disposal, water supply, drainage, sewerage, etc., proportionate charges for the same shall be payable to the concerned Government agency.
- (3) Provision of physical infrastructure facilities shall be ensured as follows:-

(i) Road Network and Transportation

The road network shall have a well-defined hierarchy comprising arterial roads, collector roads and service roads, with proper linkage to the road network inside and outside the Township. In case the Township area is 25 acres or more, the minimum width of the service road shall be 12.0 metres. Roads shall be constructed in accordance with the provisions of the Building Construction and Development Bye-laws (as amended from time to time), and their specifications shall conform to the standards of the

Indian Roads Congress/BIS. The cross-sections of the proposed roads shall indicate carriageway, median, footpath, green verge, trees and utilities. Adequate provision including bus stops/stations shall be made for public transport, and the road network and traffic facilities shall be properly integrated with land use distribution. Cycle tracks and pedestrian pathways shall be encouraged.

(ii) Water Supply, Sewerage and Storm Water Drainage

Provision for water supply, sewerage and storm water drainage shall be made in accordance with the relevant standards and specifications.

(iii) Integrated Waste Management

Zero waste-based waste management shall be ensured within the scheme area. The Township shall have zero external environmental impact in relation to waste management, for which the Developer shall make adequate provisions within the scheme itself through modern integrated waste management systems. Further, possibilities for generation of energy from waste shall also be explored.

(iv) Power Supply and Distribution

The power distribution system shall be fully underground with modern control facilities. The Developer shall ensure reliable 24x7 power distribution within the Township. Priority shall be given to the use of solar energy, and the remaining power supply may be sourced by the Developer from the existing supply system.

(v) Other Utilities

Provision for gas pipeline for domestic and commercial use shall be made as required and land shall be reserved as per norms for CNG filling stations. Further, development of land reserved for parks and playgrounds, water bodies, urban forests and urban gardens shall be ensured in accordance with Government policies.

(vi) Social Infrastructure Facilities

The Developer shall ensure provision of various social infrastructure facilities within the Township such as educational, medical, recreational, post office, police station, fire station and other community facilities in accordance with the norms prescribed under the Building Bye-laws applicable in the concerned area. Further, provision for vending zones for street vendors, parking spaces, bus passenger shelters, bus stations, bus parking bays and MSW primary transfer stations shall also be made as per prescribed norms.

3.11 Performance Guarantee

- (1) To ensure that development works are carried out in accordance with the approved DPR, conditions of the Development Agreement and prescribed timelines and to ensure quality of development works, the Developer shall, at the time of execution of the Development Agreement, mortgage 20% of the total saleable area of the scheme (excluding land reserved for EWS/LIG housing and facilities) in favour of the Development Authority/Housing and Development Council, or furnish a bank guarantee equivalent to its value. The land proposed to be mortgaged shall be under clear and undisputed ownership of the Developer. The Developer shall have the right to carry out development on the mortgaged 20% land. However, the Developer shall not have the right to sell any property constructed/created thereon or create any third-party interest over such land. The bank guarantee/mortgaged land shall be released proportionately in favour of the Developer as and when development works are completed in accordance with the prescribed specifications.

Clarification – Completion of development works shall mean that the roads, water supply, drainage, sewerage, power supply, parks, playgrounds and green belts, and community facilities, services and utilities proposed under the Township have been made fully functional.

- (2) The Development Authority/Housing and Development Council shall execute a registered agreement in the prescribed format with the Developer Company for mortgaging/pledging 20% of the total saleable land of the Township in its

favour. In case any development work is left incomplete by the Developer, the same shall be completed by the Authority/Council from the proceeds received through sale of the mortgaged land.

- (3) In case the entire project is registered under RERA by the Developer within 90 days from execution of the Development Agreement, as per the executed Development Agreement, then it shall not be necessary to mortgage 20% additional saleable land in favour of the Authority as performance guarantee in accordance with the provisions of Clause 3.11(1).

3.12 Allotment/Disposal of Properties

- (1) The Developer/Consortium shall be entitled to allocate, sell, or receive advance payments for the buildings, flats, or other developed properties under their scheme only after the approval of the Detailed Layout Plan.
- (2) Registration of transfer deeds shall be mandatory before handing over possession of developed properties to the allottees by the Developer.
- (3) Stamp duty on properties proposed to be sold after development of land under the scheme shall be payable by the Developer/allottees as per rules.
- (4) Land made available through acquisition shall be allotted to the Developer on lease basis, which may be converted into freehold after completion of development works on payment of prescribed charges as per rules.
- (5) Allotment/disposal of houses constructed for EWS and LIG categories and properties created for social infrastructure facilities under the scheme shall be carried out in accordance with the applicable Government Orders.
- (6) To ensure transparency, the Developer/Consortium shall develop an online dashboard. The dashboard shall display and regularly update details relating to allotment and sale of buildings/flats/plots and other developed properties under the project/layout. The information available on the dashboard shall be made accessible to concerned allottees through login credentials/passwords. Further, updated details regarding progress of all community facilities of the Township shall also be made available to the general public. The concerned Development Authority/Housing and Development Council shall monitor various activities through the said dashboard.

3.13 Requirements for EWS and LIG Housing Construction

In accordance with Government Order No. 3188/VIII-1-13-80 Misc./2010, dated December 5, 2013 and the government policy as amended from time to time the Developer shall mandatorily provide residential facilities to Economically Weaker Sections (EWS) and Low-Income Groups (LIG) in accordance with their economic capacity. For ease of reference, the provisions of the said Policy are reproduced below:-

(1) Beneficiary's Income Limit

The annual income of an EWS family shall be up to ₹3.0 lakh and the annual income of an LIG family shall be above ₹3.0 lakh and up to ₹6.0 lakh. In case these norms are revised by HUDCO/Government of India in future, the revised norms shall automatically apply accordingly.

(2) 'Built-up Area' of Residential Units

The norms for 'Built-up area' of EWS and LIG houses shall be as follows:-

S.No.	Income Category	Built-up Area of Dwelling Unit (Sq. m.)
1.	EWS	35 to 40
2.	LIG	41 to 48

Provided that, even in plotted development, construction and provision of EWS and LIG houses on the plots shall be mandatory, and the cost of construction shall be included within the ceiling cost. Under plotted development, EWS and LIG houses may also be constructed in the form of group housing. EWS and LIG houses developed as group housing may be constructed with more than four floors.

Clarification: "Built-up Area" shall mean the constructed area of the residential unit, including the area covered by walls, rooms, bathrooms, kitchen, balcony, etc., which shall remain in the exclusive possession of the owner of the house.

“Built-up Area” shall not include undivided interest in common areas and facilities.

(3) Percentage of EWS and LIG buildings under the scheme

The Developer shall mandatorily construct EWS and LIG buildings within the Township to the extent of minimum 10% each (total 20%) of the total residential units (plots or flats) proposed under the scheme, including plotted development and group housing. In cases where additional purchasable FAR is availed as per rules, EWS and LIG houses shall also be constructed proportionately against such additional FAR.

(4) Ceiling Cost of Residential Units

As per Government Order No. 3268/8-1-16-80 Misc./2017 dated 24.10.2016, the ceiling cost of EWS and LIG houses has been fixed at ₹4.50 lakh and ₹9.00 lakh respectively. The aforesaid ceiling cost shall be applicable subject to the condition that it shall apply for EWS houses having a built-up area of 35 square metres and LIG houses having a built-up area of 41 square metres. In case the built-up area exceeds the aforesaid limit, the ceiling cost shall be calculated on a pro-rata basis corresponding to the actual built-up area of the houses. In cities having a population of more than 10 lakh, the ceiling cost shall be 20% higher. The ceiling cost shall be revised annually by the Development Authority/Housing and Development Council on the basis of the Cost Inflation Index notified by the Income Tax Department, Government of India.

(5) Performance Guarantee for construction of buildings

At the time of execution of the Development Agreement with the Development Authority/Housing and Development Council, the Developer shall furnish a performance guarantee against construction of EWS and LIG houses. In case the performance guarantee is furnished in the form of a bank guarantee, the amount of such bank guarantee shall be equivalent to the value of 10% of the total saleable area of the concerned scheme and the land value shall be calculated on the basis of prevailing circle rates. The minimum validity period of the bank guarantee shall be 2 years. Before expiry of the validity period of the bank

guarantee, the Development Authority/Housing and Development Council shall ensure renewal thereof so that the bank guarantee does not lapse. In place of the bank guarantee, the Developer may alternatively mortgage/pledge 10% of the saleable area of the scheme in favour of the Development Authority/Housing and Development Council. Such land shall be in addition to the 20% land mortgaged/pledged against internal and external development works. The said 10% land proposed to be mortgaged/pledged shall be clearly demarcated in the layout plan and a Mortgage Deed shall be executed accordingly. The mortgaged/pledged land shall be released proportionately, in a maximum of three phases, along with the progress of construction of EWS and LIG houses. In case the Developer fails to construct EWS and LIG houses or leaves the construction incomplete, the Development Authority/Housing and Development Council shall complete the construction work by forfeiting and encashing the bank guarantee or from the proceeds received through sale of the mortgaged 10% land. Appropriate penal action shall also be taken against the defaulting Developer as per rules.

(6) Incentives for Developers

The Developer shall be permitted free FAR equivalent to the floor area of EWS and LIG houses for residential use within the same scheme. Such free FAR shall be over and above the Basic FAR and purchasable FAR, and proportionate residential units shall also be permissible against such additional FAR. Layout plans/building maps of the scheme shall be approved conditionally on the basis of the additional free FAR permissible to the Developer. However, utilization of such additional FAR permissible as an incentive shall be permitted only after completion of construction of EWS and LIG houses.

(7) Procedure for allotment of buildings

Selection of beneficiaries shall be carried out through a transparent lottery process in accordance with the policy issued/amended by the Government from time to time. Allocation of houses to beneficiaries shall be made in accordance with the applicable Government Orders immediately after completion of

construction of the houses. However, the Developer shall be authorized to allot the remaining houses left after the first allotment process on priority basis.

(8) Restriction on Sale/Transfer of Buildings

EWS and LIG Buildings shall be allotted on a leasehold basis. Sale/transfer of such houses shall remain prohibited for a period of 5 years from the date of allotment or till the date of deposit of the full payable cost, whichever is later. After expiry of the said period, the houses may be converted into freehold in favour of the beneficiary. However, the aforesaid restriction shall not apply in cases where the mortgaged house is auctioned/sold by a bank/financial institution for recovery of loan advanced against such house.

(9) Planning and Building Construction Requirements

EWS and LIG houses constructed under the Township shall be exempted from FAR and density provisions. Planning, design and other construction requirements for such houses shall be in accordance with the Building Construction and Development Bye-laws applicable in the Development Authorities/Housing and Development Council. Further, wherever EWS and LIG houses are constructed in the form of clusters within the Township, ancillary community facilities such as schools, health centres, parks, garbage collection points, etc. shall mandatorily be provided as per prescribed norms. To ensure quality of EWS and LIG houses, allotment proceedings shall be undertaken only after third-party quality audit is conducted through an expert institution in the field of civil construction by the concerned Authority.

3.14 Role and Responsibilities of Developer

- (1) The Developer shall ensure compliance with the land use planning norms prescribed for the Township, and the DPR of the project shall be prepared on the basis of such norms and submitted to the Development Authority/Housing and Development Council for approval.
- (2) For ensuring safety and sustainability of the Township, the Developer shall mandatorily comply with Government policies relating to disaster management, welfare of persons with disabilities, rainwater harvesting, fire safety systems, etc.,

and the relevant BIS and IS Codes while planning and executing development and construction works of major infrastructure facilities. The Developer shall also provide the required fire-fighting equipment to the Fire Department at its own cost in accordance with prescribed fire safety standards.

- (3) Before commencement of development works, all statutory and other required No Objection Certificates relating to the proposed Township project shall be obtained online from the competent authorities through the Single Window Portal.
- (4) Keeping in view the local requirements, the Developer may undertake, at its discretion, either plotted development or construction/development of group housing on the residential land within the Township. Further, except for EWS and LIG housing, the Developer shall be free to allot/sell other properties in the form of developed plots and/or constructed buildings.
- (5) The Developer shall ensure construction of buildings for EWS and LIG categories within the Township in accordance with Clause 3.13. For this purpose, approval of the layout plan for each phase shall mandatorily include the map/site plan corresponding to the proportionate obligation of EWS and LIG housing to be developed within the Township.
- (6) Land for Police Station, Fire Station and Electrical Sub-Station within the Township shall be made available by the Developer to the concerned agencies/institutions in accordance with the prevailing Government Orders. In addition, land for other community facilities such as Post Office, Telephone Exchange, School, Hospital, etc. shall be made available in accordance with the allotment and pricing policy issued by the Government from time to time.
- (7) In respect of rural habitations falling within the proposed Township, or such rural habitations which may not fall within the Township area but where land of the concerned revenue village is being utilised by the Developer for the project, action shall be taken in accordance with the guidelines issued under Government Order No. 2157/8-1-11-184 Misc./2010 dated 22 July 2011 and other Government Orders issued from time to time, as follows:-
 - (a) Expenditure towards development of rural habitations situated within the Township area shall be borne by the Developer through cross-subsidisation under the project. The Developer shall itself undertake all infrastructure-

related works including link roads, peripheral and internal roads, street lighting, drainage, sewerage disposal, water supply and restoration/conservation of ponds, tanks and water bodies, etc. Further, land for social infrastructure facilities such as primary schools, dispensaries and community centres shall be provided in accordance with prescribed norms. Except for dispensaries, construction of buildings for all such facilities shall be undertaken by the Developer itself, whereas construction of the dispensary building on the land provided by the Developer shall be carried out by the Medical Department.

- (b) In cases where rural habitations do not fall within the Township area, but land of the concerned revenue village is being utilised by the Developer for the project, the Developer shall deposit an amount at the rate of ₹1.8 lakh per acre on the gross area of purchased/acquired land with the Development Authority/Housing and Development Council for development of such rural habitations. The said amount may be revised annually on the basis of Cost Index. In cases where Townships of more than one Developer are proposed in the concerned area, the cost/expenditure for development works shall be borne proportionately by all such Developers. The amount deposited by the Developers shall be maintained by the Development Authority/Housing and Development Council in a separate bank account and public information in this regard shall also be issued through appropriate means, such as newspapers. Development works from the deposited amount shall be undertaken only by the Development Authority/Housing and Development Council.
- (8) In view of the increased pressure on the existing infrastructure facilities of the concerned city resulting from the development of the township, and for the purpose of their augmentation and strengthening, the Developer shall be liable to pay Urban Development Charges to the Development Authority/Housing and Development Council at the rates prescribed under the Urban Development Charges Rules, 2014 (as amended from time to time) at the time of the approval of the layout plan.

- (9) Adequate provisions shall be made within the proposed township's land-use planning, development/construction activities, and operations and maintenance for water and energy conservation, the utilization of solar energy, pollution control, zero waste initiatives and the maintenance of 'green cover.' With regard to the township project, it shall be mandatory for the developer to obtain environmental clearance from the competent authority, in accordance with the applicable regulations.
- (10) An agreement shall be executed between the Developer and the Development Authority/Housing and Development Council for maintenance of services of the developed Township till such time the same are transferred to the local body. The agreement shall clearly specify the amount required for maintenance and the sources thereof. The amount collected towards maintenance shall be deposited in an escrow account. Maintenance of Township services such as roads, water supply, drainage, sewerage, electricity supply, solid waste disposal, communication systems, rainwater harvesting, parks and open spaces, etc. shall be undertaken by the Developer and such works shall be supervised by the Development Authority/Housing and Development Council to ensure that the amount collected for maintenance is utilised only for permissible purposes. The Authority/Council shall also ensure regular inspection and monitoring of the rainwater harvesting system to maintain its functionality. Till transfer of maintenance of the developed Township to the local body, exemption from house tax and water tax under the relevant local body laws shall be admissible. Prior to transfer of maintenance of Township services to the concerned local body, the Developer shall ensure that all common services are brought in conformity with the prescribed standards.

Further, in respect of maintenance of apartments/group housing buildings constructed within the Township, till such time the Apartment Owners Association/Resident Welfare Association is constituted, maintenance of common facilities in such buildings shall be undertaken by the Developer in accordance with the provisions of the prevailing Apartment Act. A separate escrow account shall be maintained for this purpose and, at the time of transfer of

common facilities, the amount deposited in the escrow account shall also be transferred to the concerned Resident Welfare Association.

- (11) The Developer shall comply with the relevant provisions of the Uttar Pradesh Apartment Act, 2010, the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder, as well as the applicable provisions of the Uttar Pradesh Urban Planning and Development Act, 1973 and the Uttar Pradesh Housing and Development Council Act, 1965.

3.15 Key Milestones for Implementation of the Scheme

Following approval of the DPR, the Developer shall complete the works relating to various phases of the project in accordance with the following milestones:-

S. No	Work Phases	Milestones by area of the township			
		Up to 50 Acres	51–100 Acres	101–200 Acres	Above 200 Acres
1.	Date of Approval of DPR	D	D	D	D
2.	Execution of First Development Agreement	D + 12 Months	D+18 Months	D+18 Months	D+18 Months
3.	Execution of Second Development Agreement	-	D+24 Months	D+24 Months	D+24 Months
4.	Execution of Third Development Agreement	-	-	D+30 Months	D+30 Months
5.	Execution of Fourth Development Agreement	-	-	D+36 Months	D+42 Months
6.	Completion of infrastructure development, construction of EWS and LIG buildings, and development works relating to community facilities and rural habitations.	D + 4 Years	D + 5 Years	D + 6 Years	D + 6 Years and in cases where the Township area exceeds 200 acres, an additional period of 01

year for every additional 100 acres, subject to a maximum period of 10 years for completion of the entire project.

Note: The time taken for approval of the DPR or Layout Plan and execution of the Development Agreement by the Development Authority/Housing and Development Council after submission thereof shall not be included within the timelines prescribed under the above milestones. However, where objections relating to approval of the DPR/Layout Plan/Development Agreement are communicated to the Developer, the time taken in compliance and resolution of such objections shall be included within the prescribed milestone timelines.

3.16 Action against the Developer in case of Default

In the event of non-compliance by the Developer with various provisions and timelines prescribed under the Policy, action shall be taken against the Developer as follows:-

- (1) In case the Developer fails to comply with the milestones prescribed under Clause 3.15 for submission of the DPR or execution of the First Development Agreement after issuance of the Licence, a one-month show cause notice shall be issued and thereafter the Licence shall be cancelled. Further, 10 percent of the land mortgaged by the Developer in favour of the Development Authority/Housing and Development Council shall be forfeited.
- (2) If the development works of the township are not completed within the approved project duration, the Authority Board may grant an additional period of up to two years to complete the project, subject to the payment of a time extension fee

calculated at the rate of ₹50,000 per acre on the undeveloped land area. For this purpose, the developed area comprising the basic physical and social infrastructure facilities stipulated within the township shall be assessed based on the grading system prescribed by the Government; the time extension fee shall then be payable on the remaining undeveloped area, calculated by deducting the developed area from the total area of the township. In the event that the scheme remains uncompleted even within this extended period, the license shall be revoked; subsequently, the Authority or the Housing and Development Council shall undertake and complete the remaining works of the scheme by selling the mortgaged land or by encashing the bank guarantee. However, if the entire scheme has been registered by the developer under RERA, action shall be taken in accordance with the provisions of the RERA Act.

- (3) In case of cancellation of the project, action will be taken for refund of various exemptions given by the State Government such as exemption in stamp duty, exemption for transfer of land more than 12.50 acres under the Revenue Code, etc. as per the rules and conditions of the concerned departments.
- (4) Where, after issuance of the Licence, the land use of the site selected for the Township has been proposed as “Residential” for the first time in the Master Plan, then in the event of cancellation of the project, the land use of the area covered under the Licence shall be deemed to have reverted/restored from “Residential” to “Agricultural” use in the Master Plan.
- (5) In respect of such projects where exemption in land use conversion charges under the Master Plan has been granted under this Policy, the changed land use shall, in the event of cancellation of the project, be reverted to the original land use prescribed in the Master Plan and the amount deposited by the Developer towards land use conversion charges shall be forfeited.
- (6) In case the Developer fails to deposit Urban Development Charges or any other dues payable, recovery thereof shall be made as arrears of land revenue in accordance with the relevant provisions contained in the Act.
- (7) In case the Developer intends to exit from the Policy after obtaining the Licence but prior to execution of the First Development Agreement, 05 percent out of the

10 percent land mortgaged by the Developer in favour of the Development Authority/Housing and Development Council shall be forfeited.

3.17 Role and Responsibilities of the State Government and Government Agencies

- (1) To ensure transparency and timeliness, under the Uttar Pradesh Township Policy, 2023, the process of applying for license, depositing fees, granting approval of DPR and layout, issuing demand letters and providing all types of No Objection Certificates (NOC) and exemptions (exemption of Stamp and Registration Department, exchange proceedings, etc.) Required for the development of the township will be done online through a single window portal at the authority/council level. The concerned authorities/council will take action to develop a portal for this purpose.
- (2) The role of the State Government and its agencies shall be that of a facilitator and regulator to the extent necessary for ensuring fulfilment of public welfare objectives under this Policy. For this purpose, the Development Authority/Housing and Development Council shall ensure coordination with various departments/agencies of the State Government for the Township Project, provide a Single Window Clearance mechanism for project approvals, undertake monitoring of the project at the local level, make efforts for resolution of difficulties arising during implementation, control unauthorised constructions within the licensed area, etc. In order to ensure that Townships developed under this Policy do not become a liability upon the State Government in future, planning and design of infrastructure shall be ensured in such manner that the developed Township becomes reasonably self-sustainable from the perspective of educational and medical facilities and other economic aspects of public welfare. It shall also be the responsibility of the State Government and its agencies to ensure that the Integrated Township is 'inclusive' for the urban poor, including necessary provisions for housing of Economically Weaker Sections (EWS), Low Income Groups (LIG) and service providers of the informal sector.
- (3) The State Government and its agencies shall ensure expeditious issuance of various regulatory clearances and approvals, including NOCs relating to land

aggregation, development and construction permissions and environmental clearances.

- (4) In unavoidable circumstances, acquisition proceedings in accordance with the prevailing policy of the State Government may be undertaken for a maximum of 20 percent of the land comprised in the Township area, wherein priority shall be accorded to land required for road network and linkages.
- (5) Approval by the Development Authority/Housing and Development Council in respect of building maps/plans of private persons shall be granted only after issuance of Completion Certificate (partial/full).
- (6) The Development Authority/Housing and Development Council shall establish an appropriate mechanism for monitoring the physical and financial progress of project implementation in accordance with the time schedule provided in the DPR, so as to ensure compliance with the standards and expectations prescribed for Townships under this Policy.
- (7) The State Government or its agencies shall not be made parties in disputes or litigation relating to shareholding of private Developers or allotment of properties/assets. Such disputes shall be resolved only through the competent Civil Court of Law.

3.18 Force Majeure

- (1) If, at any time during the validity of the Licence, performance in whole or in part of any obligation under the Licence by either party is prevented or delayed due to war, riot or natural calamity, the Licensee shall intimate the First Party (Vice Chairman, Development Authority/Housing Commissioner, Uttar Pradesh Housing and Development Council) through e-mail within 07 days regarding the occurrence and cessation of each such Force Majeure Event.
- (2) The Licensee shall not claim extension of time beyond the period affected by the said Force Majeure Event referred to in sub-clause (1) above.

3.19 Grievance Redressal Mechanism

For resolution of practical difficulties arising in the effective implementation of the Uttar Pradesh Township Policy, 2023, a Committee shall be constituted at the local

level under the chairmanship of the Vice Chairman/Housing Commissioner. Further, for providing guidance on matters relating to the Policy, consideration of change in the Lead Member of the Consortium and resolution of other difficulties, a Committee shall be constituted under the chairmanship of the Additional Chief Secretary/Principal Secretary, Housing and Urban Planning.

3.20 Applicability of the Policy

This Policy shall be applicable throughout the State (excluding Industrial Development Authorities and Expressway Industrial Development Authorities) for development of Townships/Projects for planned urban development through private capital investment. Projects approved under the previously issued Integrated Township Policy, 2014 shall continue to be implemented in accordance with the provisions of the said Policy.

This document is a translation of the approved Hindi version into English. While every effort has been made to ensure accuracy and clarity, the translated text is provided for reference purposes only. In case of any discrepancies, ambiguities, or differences in interpretation, the original Hindi version shall prevail.
