

UP eases land use conversion norms

TIMES NEWS NETWORK

Lucknow: In a major deregulation push aimed at boosting real estate investment, the Uttar Pradesh govt has delegated powers to local development authorities to approve land-use conversion for plots up to 6,000 sq metres, while introducing time-bound clearances and rationalising conversion charges under amended rules notified this month.

The amendments to the UP Urban Planning and Development (Assessment, Levy and Collection of Land Use Conversion Charge) Rules are part of the state's ease-

INVESTMENT PUSH

of-doing-business and deregulation drive. Aimed at speeding up approvals for land-use changes, the revised framework seeks to cut procedural bottlenecks, simplify compliance requirements and support urban development across key growth centres.

So far, land-use conversion proposals involved multiple layers of scrutiny and were processed largely through offline procedures. Under the amended framework, development authorities such as Lucknow Development Authority, Kanpur Development Authority and Agra Development Authority will be able to handle a significantly larger number of applications locally for plots measuring up to 6,000 sq metres (around 64,600 sq ft), reducing dependence on higher-level approvals and shortening the clearance process.

The move is expected to

benefit landowners and developers seeking to undertake residential, commercial and mixed-use projects on vacant parcels as well as those pursuing redevelopment initiatives in urban areas. Industry stakeholders believe quicker approvals could improve project viability and reduce holding costs associated with regulatory delays.

The govt has also introduced defined timelines to ensure faster disposal of applications. While technical scrutiny will have to be completed within 22 days once the application is submitted, property owners would be granted a time period of 60 days to respond to the queries raised after the technical valuation along with documents. Objections and suggestions to the changes proposed over the land parcel would be decided within 30 days. Once all the formalities are cleared and payment is made, final go ahead would have to be granted within 15 days.

Another significant change is the rationalisation of land-use conversion charges. The housing department said the rates were rationalised following a review of practices adopted by other states.

Business head, Omaxe Ltd, Anjani Kumar Pandey said, "For developers, this means faster project launches, lower approval and holding costs, reduced dependence on state-level clearances, greater predictability in timelines, and improved viability for residential, commercial, mixed-use and redevelopment projects on urban land parcels."