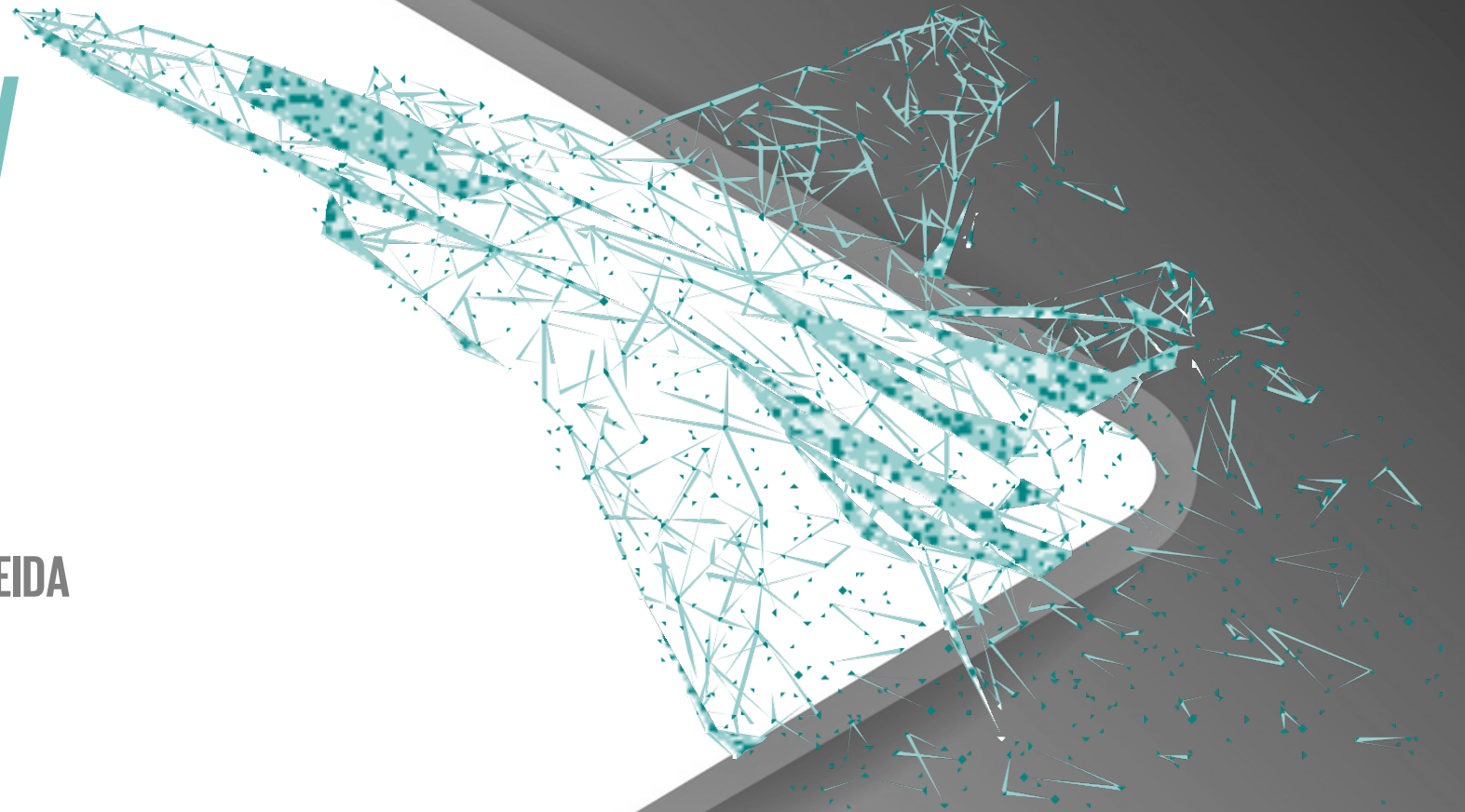


# Udyog Mitra Session

## Land Allotment / Documentation / Possession

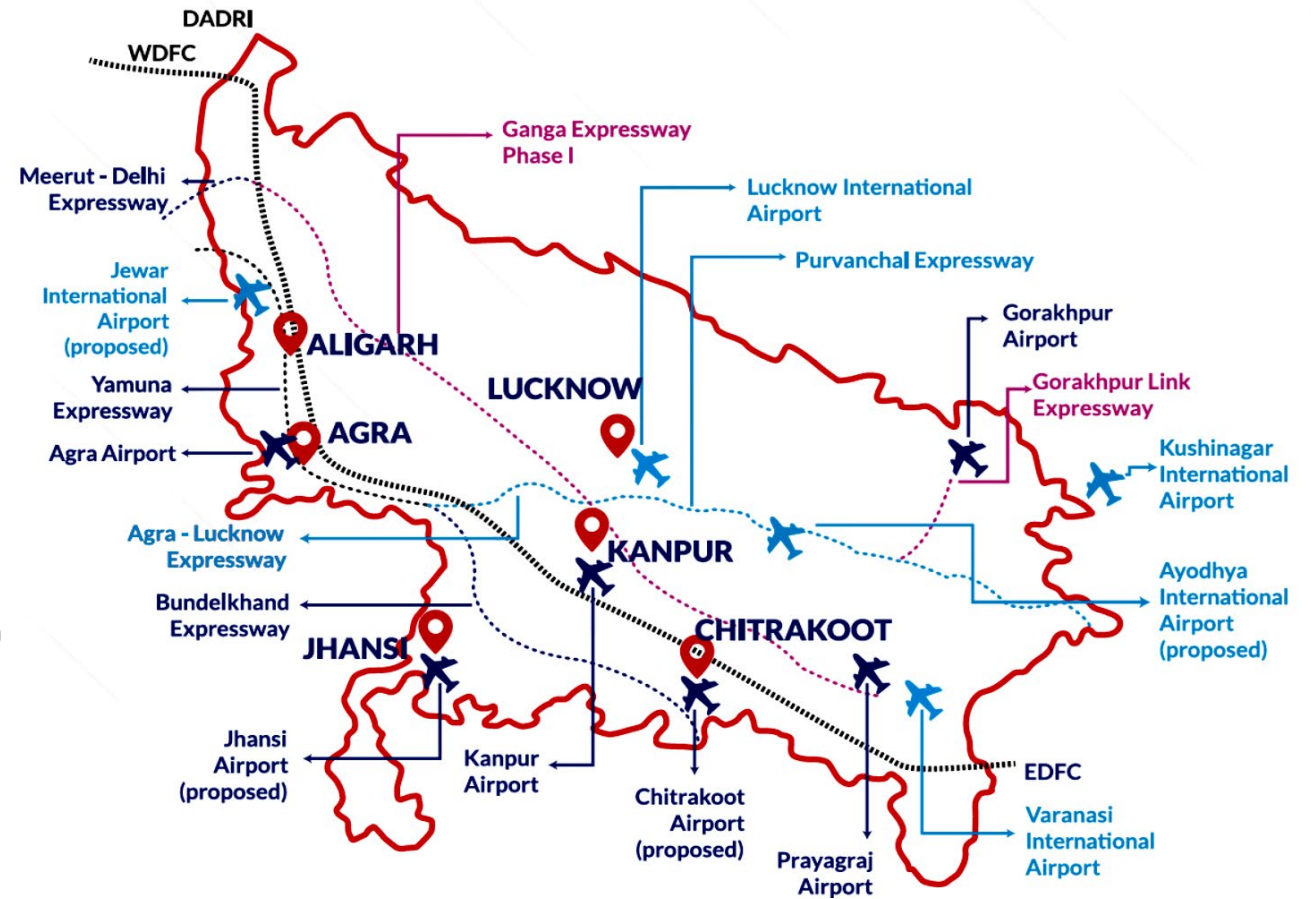
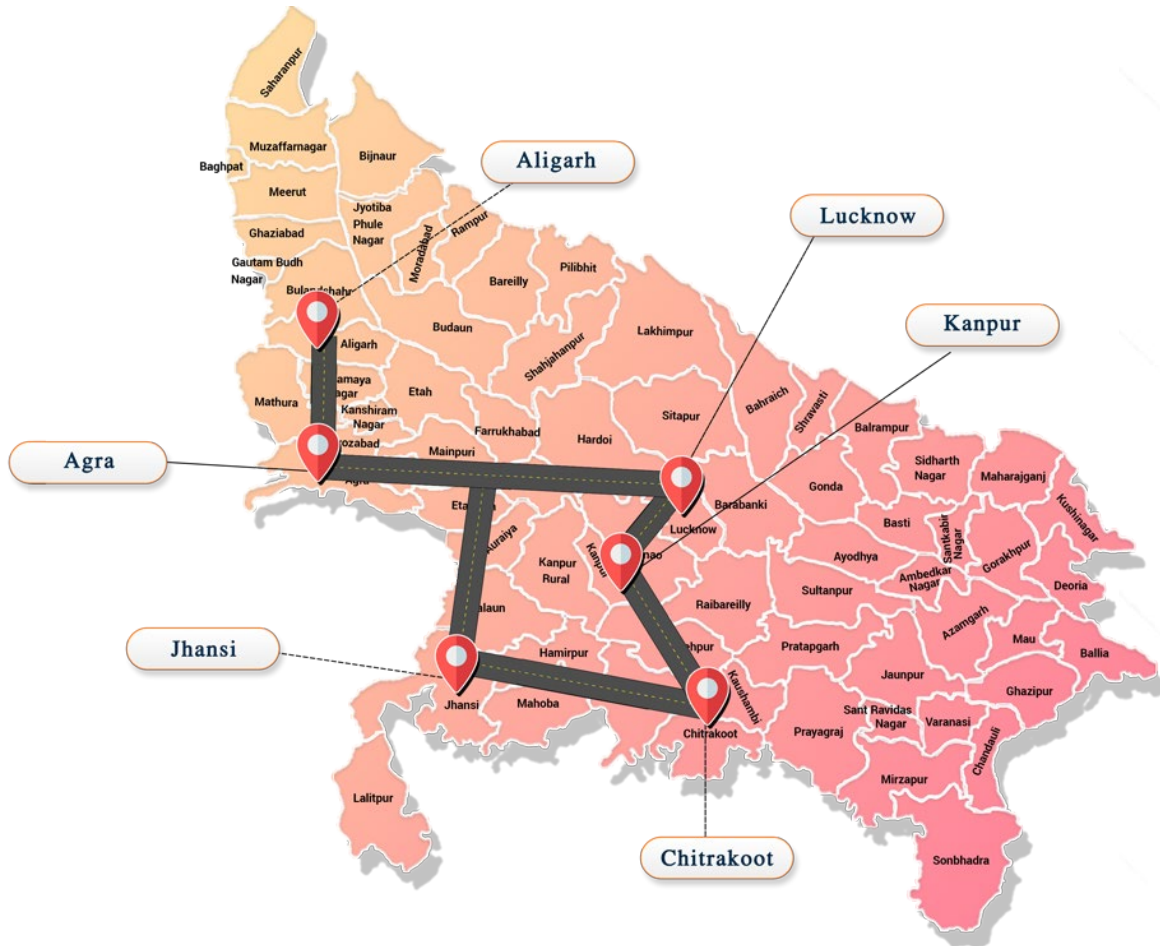
Land status of Defence Industrial Corridor, UPEIDA



# Reference

- **Letter no-956 / 77-6-20-23 (M) / 17.TC dated 19.03.2020 (P/1) of Industrial Development, Section 6**
- **Allotment/Documentation/Possession Guideline/Procedure for allotment of Industrial Plots in Defence Corridor**

# UPDIC Nodes and Connectivity



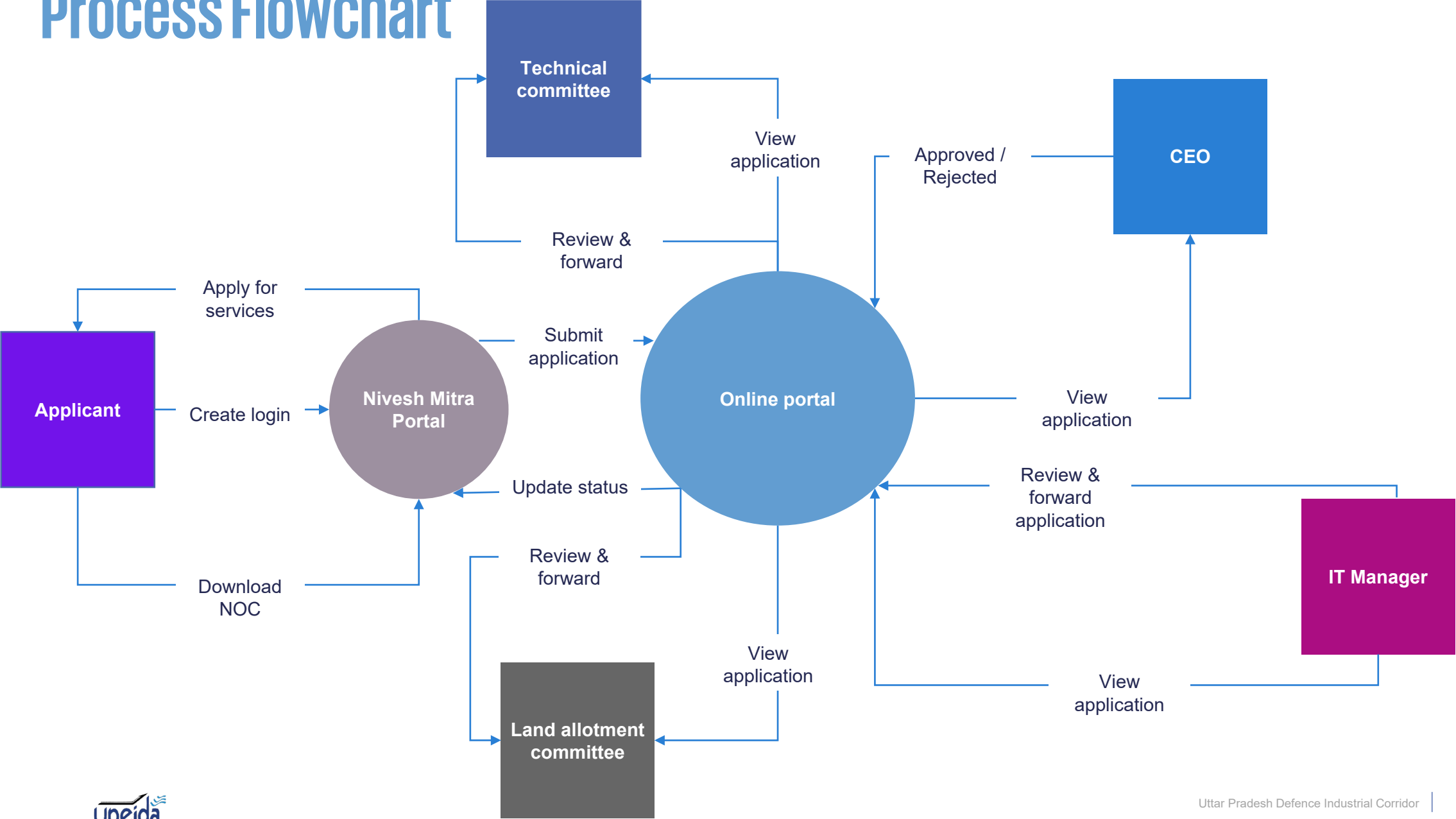
# Introduction

- a) Procurement of earmarked land parcels is done by the Land acquisition department of UPEIDA
- b) Land cost is calculated by the Land acquisition department and then re-evaluated and verified by the Finance department followed up by the approval of the CEO and board.
- c) Post procurement of the land parcel, the layout and plotting plan is prepared by the Architecture & Planning department.
- d) The land section is responsible for ensuring the exact dimension of the industrial plots and getting it's verification done by the Architecture & Planning department.
- e) The approval the of Chief Executive Officer, UPEIDA on the layout and plotting plan is taken by the Architecture & Planning department.
- f) As per direction in letter no-956 / 77-6-20-23 (M) / 17.TC dated 19.03.2020 (P/1) of Industrial Development Section 6, land allotment of UP Defence Industrial Corridor will be done through Nivesh Mitra portal.
- g) With reference to the above the approved layout is then uploaded on Nivesh Mitra portal by Architecture and Planning Department.
- h) All applications will be accepted and the allotment will be done only through Nivesh Mitra portal.
- i) With reference to the letter no-956 / 77-6-20-23 (M) / 17.TC dated 19.03.2020 (P/1) of Industrial Development Section 6.

## Note –

- All decisions of the allotment committee are approved by the CEO, UPEIDA
- Application accepted in two phases of the calendar month – 1<sup>st</sup> to 15<sup>th</sup> and 16<sup>th</sup> to the last day of the month.

# Process Flowchart



# Application & its Processing

**Interested parties have to apply online for industrial plots on Nivesh Mitra Portal with DPR.**

**i. Processing Fee (Non-Refundable)**

- Rs.2,000/ – Up to area 4,000 sqm
- Rs.5,000/– above 4,000 sqm to 20,000 sqm
- Rs.10,000/– above 20,000 sqm

**ii. Earnest money:**

- 10% of the total cost of the plot on the advertised rates/rate prevailing at the time of application.

## Processing of Applications –

- a) Application will be downloaded from Nivesh Mitra and then put up before the technical committee.
- b) Post approval of the technical committee the application is forwarded to land allotment cell for further process..
- c) Post land allotment cells evaluation, it is put to land allotment committee for further process of CEO's approval.
- d) Post CEO's approval the selection/rejection is displayed Nivesh Mitra portal

# Issue of Allotment Letter and Rejection of Applications

## Issue of Allotment Letter :

The allotment of the plot will be made on leasehold basis for a period of 30 years from the date of execution of lease deed and may be extended upto 90 years on case-to-case basis after expiry of the 30 year lease period, subject to approval of CEO, UPEIDA.

- a) Allotment letter of the plot shall be issued within 30 days from the date of approval by the competent authority.
- b) The allotment letter is uploaded on the portal and also shared by registered post with the respective investor.

## Rejection: The application of allotment of plots maybe rejected by the allotment committee on the following grounds:

- a) If the proposed type of industry is banned by the government in any specific Area/Region.
- b) Non-submission of documents as listed in para 2.0 even after request in writing to do so.
- c) For any other reason in conformity with the policy of the government and UPEIDA as framed from time to time.
- d) If the applicant is not found fit for establishing unit by the Technical Committee.



# Issue of Allotment Letter

## Fixation of cost of land for Anchor Defence and Aerospace Units as defined under Uttar Pradesh Defence and Aerospace Units and Employment Promotion Policy (First Amendment) 2019

The cost of land for anchor units will be calculated as:

Total cost (“A”) for the Applicant = “B” + “C”

“B” = Purchase price of land (by UPEIDA) – 25% of Purchase price

“C” = Development charges (2% of “B” as defined above)

## Fixation of cost of land for Industrial Plots other than Anchor Defence and Aerospace Units as defined under Uttar Pradesh Defence and Aerospace Units and Employment Promotion Policy (First Amendment) 2019

The cost of land for non-anchor units will be calculated as:

Total cost (“A”) for the Applicant = “B” + “C”

“B” = Purchase price of land (by UPEIDA)

“C” = Development charges (2% of “B” as defined above)

The same will be mentioned in the advertisement published for allotment of industrial plots.



# Recovery of Balance Cost of Land

The balance 80% of the cost of land shall be recovered in the following manner:

Purchase Type	Reservation Money	Payment of Balance Cost of Land (Year)	Pre-Payment Option
Direct Purchase	Option to make Full Payment upfront	NA	5% discount on the cost of land
Instalments	80%	3	NA
	80%	10	NA
	80%	30	NA

The first such installment of the cost of land shall be payable after six months of the date of issue of the allotment letter.

In case of delay in repayment of installments, UPEIDA will charge an additional penalty @ 3% per annum as per terms executed in the allotment letter.

# Down payment, Lease Rent & Possession of Land

## Down payment

The first instalment (down payment) shall be 20% of the total cost of land. The allottee will be required to pay the same after adjusting earnest money (EMD) already paid before the execution of the lease deed.

## Lease Rent

Lease rent will be payable at the rate of 2.5% of the total cost of land per year. Any default in the payment of annual lease rent shall bear an interest incident of 9.5% per annum on the defaulted period.

## Possession of Land

- a) The date of possession of land shall be fixed after registration of lease deed itself.
- b) The dates so fixed shall be intimated to lessee.
- c) Effort shall be made to handover possession within 15 days of the registration of the lease deed in normal practice by technical department.

# Execution of Lease Deed

- The allottees are required to get lease deed executed within 90 days from date of allotment. Necessary action for this shall be taken by the concerned officer. Calculation of stamp duty should be made in accordance with the state policy. However, the allottee shall confirm the stamp duty from the concerned Sub registrar so as to avoid any confusion/ future complication.
- On receipt of the request of the allottee for execution of lease deed along with documentation fee of Rs. 2000, intimation shall be made about the documents required for its execution and registration within 10 days of receipt of such request.
- The documents will then be checked and if found incomplete, allottees shall be informed about the same within 10 days of the receipt of the documents. If the documents are found in order, allottee shall be called upon to execute the lease deed within 15 days of receipt of complete documents. If no response is made by allottee, a 30 days legal notice for execution of lease deed will be sent and action as per terms of the notice will be taken. The concerned officer shall certify that all the conditions laid down by UPEIDA from time to time have been incorporated in the lease deed.
- The allottee shall have cleared all defaults, if any, before the execution of lease deed. After the lease deed is executed by the allottee, the same shall be put up before the concerned official along with documentation register for his signatures. ACEO in consultation with the allottee shall finalise / fix a date on which the officer authorized will visit the concerned office of Sub-registrar for registration of lease deed. The receipt issued by Sub Registrar shall be kept in safe custody till lease deed is obtained from the Sub Registrar's office by the officer authorized. The lease deed so obtained shall be kept in safe custody with UPEIDA till it is sent to financial institution/party.
- The lessee shall not be allowed to sublet the plot/unit. In exceptional cases, the lessee must seek an approval from UPEIDA.

# Approval of Building Plans

- **The allottee is required to seek approval of building plans for which they have to submit the plans to UPEIDA.**
- **The building plans must be in conformity with the bye-laws of UPEIDA.**
- **The building plan received shall be examined and approved by the Town Planning Division of UPEIDA after ensuring that all the bye-laws requirements of UPEIDA has been followed and map approval fees etc. has been paid.**

For the approval of building plans following procedures will be followed:

- a) After the receipt of request for approval of the building plans from the allottees, it will be marked to the Chief Town Planner.
- b) If the allottee is defaulter in payment of dues, then first, efforts shall be made to recover the dues.
- c) The concerned file along with building plans will be sent to Engineering Division within three days of receipt of the request/clearance of all dues, through concerned officer, for examining the building plans.
- d) If the plans submitted by the allottee are not in accordance with the prescribed norms of UPEIDA, then a letter under the signature of Chief Town Planner will be sent within one week to the allottee for compliance.
- e) If the plan submitted by the allottee are in accordance with the prescribed norms of UPEIDA, the file will be put up to the Chief Town Planner along with a report within one week of receipt of the file/removal of objections for the final approval.

The allottee must initiate the construction within 2 months after building plan approval and shall abide to the timelines as submitted in the project report at the time of application.

# Subletting of Industrial Lands

Permission may be granted to the allottees to sublet their plots/sheds in part or full for setting up industrial units on the terms and conditions as stipulated below:

- a) The specific permission of UPEIDA in writing must be obtained by the allottee before subletting the plot to others.
- b) One or more subletting will be permitted for a maximum period of 30 years and such facility shall be restricted to the cases in which the unit is either running or has run in past
- c) UPEIDA will charge a processing fee of Rs. 2000 and subletting charges/rent @3% of the prevailing premium rate for the Industrial land per sq. mt every year for the area to be sublet and the liability of this payment will be on the allottee/lessee.
- d) The allottee shall have to apply in writing for such permission clearly stating the status/constitution of the proposed sublettee with the details of the unit to be set up by the sublettee along with the project report and other supporting documents.
- e) The allottee shall have to deposit the rent, calculated as per clause C above for one year in advance within 30 days of the date of such permission.
- f) A tripartite agreement will be entered into amongst UPEIDA, the lessee and the sublessee. This agreement will ensure that person who has taken the premises on rent will abide by the conditions of the normal lease deed and agreement and shall also make it the joint responsibility of the allottee/ sublettee to pay the subletting charges.
- g) While applying for permission for subletting, the allottee shall have to submit a specific NOC form the concerned financial institution for each case where the unit on the plot has been financed by a financial institution/institution.
- h) All the constructions standing on the plot at the time of granting the subletting permission and those raised thereafter shall be deemed to have been raised/constructed by the original allottee lessee of UPEIDA only and shall be subject to the provisions of the terms and conditions of the lease deed.

# Multiple Subletting to Dedicated Ancillary Units

Multiple Subletting can be allowed in case of dedicated ancillary units established on the plots of Industrial Areas. Dedicated ancillary unit shall mean the unit whose minimum 80% of the annual production (based on value), is sold to original allottee of the plot in question. In such cases subletting fees and other conditions shall be as under:

## **Subletting Fees:**

UPEIDA shall charge a processing fee of Rs. 2000 per application. Besides above following shall be rate of subletting fees in percentage of the prevailing premium per sq.mtr. per annum.

The minimum and maximum period of such subletting shall be 1 year and 30 year respectively. No part of Annual Subletting fees shall be refunded even if, subletting is determined before end of the year. Period of subletting can be renewed for 1-30 years before expiry of present subletting on request of allottee on the terms and conditions prevalent on the date of such permission.

# Other Conditions

1. No subletting shall be allowed in the setback of the plot.
2. Applicable Covered Area and FSI (as defined in the UPEIDA bye-laws) shall remain as per the original land.
3. The maximum number of multiple subletting to be allowed on a plot shall be equal to the area of land divided by the upper limit of the plot area category preceding the category in which the said land is falling in the setback chart as defined in the UPEIDA bye-laws.  
Subletting shall be allowed only on the lands on which the unit is running or has run in the past.
5. Allottee shall clear all the outstanding dues of the land in question before the permission of subletting. Similarly, it shall also be mandatory to pay the balance premium of the plot in Lum-Sum within 45 days of the application.
6. If the unit under question has been financed by any financial institution, then N.O.C from such financial institution for subletting shall be obtained otherwise the allottee shall furnish an affidavit to the effect that the unit has not been financed by any financial institution.
7. The construction on the plot, present or future shall be treated as belonging to the original allottee/lessee and shall be governed as per the provisions of the lease deed.
8. Subletting fees of the proposed area to be Sublette shall be deposited in advance and its payment shall be the responsibility of the allottee.

The documentation in the above case shall be as per normal subletting cases. However, the condition of a minimum purchase of 80% of the total production of dedicated ancillary unit failing which the subletting permission shall be withdrawn shall be incorporated in the tri-partite agreement. For confirmation of the dedicated ancillary unit, the original allottee and the ancillary unit shall produce the evidence of purchase and sale of a minimum of 80% of the purchase of the ancillary unit respectively at the end of every year.

All the requests will be presented to the Allotment Committee and will be subject to the approval of CEO, UPEIDA.

**Note:** The subletting charges are a percentage of prevailing cost and hence it will change if the cost of the industrial area changes.



# Change of Land

- a) If an allottee has applied for change of land within the same industrial area due to some reason or other and there are no outstanding dues and land of required size is available for allotment, the request shall be considered by UPEIDA. In case the request of change of land is allowed, the date of allotment shall remain the same and he will have to pay interest from the date of original allotment on the original cost up to date of change where from interest would be charged on the cost of the replaced land. If the area of the replaced land is more than area of original land, cost shall be charged in accordance with clause number 6 as mentioned above.
- b) Where for some reason like encroachment, litigation etc. UPEIDA is not able to hand over the possession of the land, then allottee can be offered alternate land on following conditions;
- c) Alternate lands shall be offered in same industrial area in which the original allotment was made
- d) If the land is not available in the concerned industrial area, then second priority change in same category of industrial area shall be made subject to availability
- e) If the land is not available as per above, then third priority change in same category of industrial area shall be made subject to availability
- f) Alternate land area shall be the same size as mentioned in allotment letter and in any case it shall not be more than 20% of the original allotted area.
- g) Current cost shall be applicable for the alternate plot and difference of the current cost shall be considered for determination of cost
- h) Dues on the original allotted land till the change of alternate land shall be paid by the allottee. If the original cost of the land is more than cost of alternate land, then excess amount shall not be refunded rather it shall be adjusted against the dues of the land
- i) All the terms and conditions of allotment of the change in industrial area shall be applicable as prevalent on the date of change
- j) The allottee will have to get a fresh lease deed executed even if lease deed of the original land was executed
- k) If allottee has made any construction on the original land the same shall not be compensated by UPEIDA
- l) The alternate land shall be changed only on the receipt of consent of the allottee on the above terms and conditions

# UPDIC Land Bank Status

S/No	Node	Identified Land (In Ha)	Procured Land (In Ha)	Balance land under procurement (1st Phase) (in Ha)	Land for Infrastructure (In Ha) {Approx}	Industries to whom Land Allotted		Balance Land Available for allotment (In Ha)
						Number	Land Allotted (In Ha)	
1	Jhansi	1083.765	1083.7651	0	249.6751	4	209.09	625
2	Chitrakoot	102.43	102.43	0	26.43	0	0	76
3	Kanpur	222.8601	222.8601	0	12.2601	5	210.6	0
4	Aligarh	87.4983	86.8683	0.63	22.8673	22	60.001	4*
5	Lucknow	152.9322	125	27.9322	27.06	5	97.94	0
6	Agra	41.45	0	41.45	0	0	0	0
Total		1690.94	1620.92	70.0122	338.2925	36	577.631	705

## Note –

- 4 hectare land under process of allotment to 2 industries

# UPDIC Land Status – Phase 1

S/No	Node	Identified Land (In Ha)	Procured Land (In Ha)	1st Phase Balance Land Under Procurement	Progress of balance land
1	Jhansi	1083.7651	1083.7651	0	Total land procured.
2	Chitrakoot	102.43	102.43	0	Total land procured.
3	Kanpur	222.8601	222.8601	0	Total land procured.
4	Aligarh	87.4983	86.8683	0.63	Land acquisition is under process and SIA (Social Impact Assessment) is going on. Award to be declared by 30 <sup>th</sup> of September 2023.
5	Lucknow	152.9322	125	27.93	The people were not ready to go ahead on sale deed. The land is being acquired on compulsory acquisition route by 30 <sup>th</sup> of September 2023.
6	Agra	41.45	0.3695	41.08	Post primary preparation, the execution of sale deed has been started on 24 <sup>th</sup> of April 2023 and same will be completed by 31st July 2023.
Total		1690.94	1620.924	70.010	

# UPDIC Land Status – Phase 2

S/No	Node	Land under procurement (In Ha)	Progress of balance land
1	Aligarh	100	इस नोड में अतिरिक्त भूमि प्राप्त करने हेतु जिलाधिकारी अलीगढ़ द्वारा 104.9795 हे० भूमि का प्रस्ताव प्रेषित किया गया है। इस प्रस्ताव की उपयुक्ता के आधार पर भूमि प्राप्त करने की अग्रिम कार्यवाही की जायेगी।
2	Kanpur	200	इस नोड में 200 हे० अतिरिक्त भूमि प्राप्त किया जाना है । जनपद/तहसील स्तर पर उपयुक्त भूमि चिन्हांकित करने हेतु सर्वे का कार्य प्रगति पर है । जनपद से प्रस्ताव प्राप्त होना प्रतीक्षित है । प्रस्ताव प्राप्त होने के पश्चात् भू-स्वामियों की परस्पर सहमति/अर्जन के माध्यम से भूमि प्राप्त की जायेगी।
3	Lucknow	100	इस नोड में 100 हे० अतिरिक्त भूमि प्राप्त किया जाना है । जनपद/तहसील स्तर पर उपयुक्त भूमि चिन्हांकित करने हेतु सर्वे का कार्य प्रगति पर है । जनपद से प्रस्ताव प्राप्त होना प्रतीक्षित है । प्रस्ताव प्राप्त होने के पश्चात् भू-स्वामियों की परस्पर सहमति/अर्जन के माध्यम से भूमि प्राप्त की जायेगी।
Total		400	The target date for Aligarh, Kanpur and Lucknow nodes is by the end of 31 <sup>st</sup> October 2023

# Land Cost in UPDIC Nodes

	Jhansi	Kanpur	Chitrakoot	Lucknow	Aligarh				Average in UPDIC
					Phase-I	Phase-II	Phase-III	Average	
INR rate per sqm	362.28	902.79	433.57	1177.39	525.30	1450.78	1005.52	993.87	836.80
INR per Ha	3,622,800	9,027,900	4,335,700	11,773,900	5,253,000	14,507,800	10,055,200	9,938,667	8,368,043

1 hectare = 10,000 m

Land cost is under re-evaluation by UPEIDA





# Thank You