

FOR DISCUSSION PURPOSE ONLY

**GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**POLICY ON PROMOTING DEVELOPMENT OF INTEGRATED TOWNSHIPS WITH
PRIVATE INITIATIVES**

I. OBJECTIVES:

- a) To encourage and promote large scale integrated development of self-contained townships with private and public initiatives that would result in optimization of land use, ensure economies of scale, increase housing facilities, and better provision of infrastructure facilities and amenities;
- b) To have in-built incentives and safeguards that would ensure planned development not only in large urban areas but also in smaller urban centres so as to ultimately contribute planned decentralization and dispersal of urbanization in the state and give impetus for development of small and medium towns;
- c) To have a viable institutional mechanism for promoting such integrated townships development;
- d) To cater to all sections of society as well as create new work places through such integrated townships development;
- e) The whole process would result in a win-win situation for all stakeholders (viz., land owners, developer / firm / company / SPV, Government and public at large)
- f) To reduce dependency on Government lands for such type of development ;
- g) Having regard to the recent slump in the real estate and building industry sector and the need for encouraging these sectors;

The Government of Andhra Pradesh with a view to giving impetus to planned urban development of urban areas and surroundings of cities and towns of the State, and to encourage Private Sector Investment / Foreign Direct Investment (FDI) in Real Estate Sector and to encourage development of integrated townships with private initiative issue the following Rules in exercise of powers vested in Section 58 of the AP Urban Areas (Development) Act, 1975, Section 56(1) (v) of the HMDA Act, 2008, Section 585 of the HMC Act, 1975, Section 44 (2) (v) of the AP Town

Planning Act, 1920, Section 326 (1) of the AP Municipalities Act, 1965 and Section 268 of the AP Panchayat Raj Act, 1994.

NOTIFICATION

1. These Rules may be called “The Andhra Pradesh Rules for Promotion and Development of Integrated Townships in Private Sector, 2009“
2.
 - (i) These Rules shall be applicable to all Urban Development Authorities, Municipal Corporations, Municipalities and the surrounding Gram Panchayat areas as given in these Rules. The existing layout Rules / Regulations of local authorities / UDA shall not be applicable in such integrated townships.
 - (ii) These Rules and conditions herein shall be applicable to private developers / firms / companies / SPVs / firms / companies desiring to develop integrated townships in the areas mentioned in (i) above, unless specifically stated otherwise and to all Joint venture townships development undertaken by public authorities.
 - (iii) The provision of these Rules and conditions herein shall mutatis mutandis apply to the housing schemes of all public agencies / departments.
 - (iv) This policy shall be valid for a period of three years.
3. **Definitions:**
 - i) **Integrated Township** means a self-contained township planned and developed through a licensed developer / firm / company / SPV / development Company together with work place and places of residence with all attendant facilities and amenities in such township and in accordance with these Rules.
 - ii) **‘Sanctioning Authority’** means
 - a) the Vice Chairman of the Urban Development Authority in case of area falling in Urban Development Authority area / Metropolitan Commissioner, HMDA;

- b) the Commissioner of the Municipal Corporation in case of area falling in Municipal Corporation area;
- c) the Commissioner of the Municipality
- d) the Executive Authority of the Gram Panchayat in case of areas outside the municipal area or UDA area;
- e) or a Special Unit created by the Government for the purpose of administering, sanctioning and monitoring such integrated townships in private sector and development activity.

Provided that in case of b) and d), the Preliminary Approval and Detailed Project Report shall be technically approved by the Director of Town & Country Planning or his delegatee.

- iii) **Preliminary or Outline Approval of Scheme** means an in-principle approval given by the Sanctioning Authority and subject to such terms and conditions as may be given in such Preliminary approval.
- iv) **Detailed Project Report** means a comprehensive proposals concerning the proposed integrated township development, the physical development parameters and proposed township layout pattern, proposed housing areas details, all required maps and drawings, open space development, work place development, on-site infrastructure development, building drawings phasing of development etc., and complying with other requirements given in these Rules which forms the basis of approval of the integrated township.

Terms and expressions which are not defined in these Rules shall have the same meaning as in the respective Rules / by-laws of the respective local authorities and as defined in the National Building Code or relevant Acts as the case may be, unless the context otherwise requires.

4. LAND ASSEMBLAGE:

The Assemblage for development of Integrated Townships shall be permitted as follows :

- i) **Category I:** Minimum of 100 acres in respect of Hyderabad Metropolitan Development Authority (HMDA Area), Visakhapatnam Urban Development Authority (VUDA Area) and Vijayawada-Guntur-Tenali-Mangalgiri Urban Development Authority Area and also lands located within 30 km radius from the boundary of these Urban Development Authority areas.
- ii) **Category II:** Minimum of 50 acres in respect of other Urban Development Authority areas, viz., Tirupati UDA (TUDA Area), Kakatiya UDA (KUDA Area), Puttaparthi UDA (PUDA), Special Development Authorities areas, and in respect of other Municipal Corporations in non-Urban Development Authority area and also lands located within 15 km radius from the boundary of such Urban Development Authorities or Municipal Corporations.
- iii) **Category III:** Minimum of 25 acres in respect of other Municipality areas in non-Urban Development Authority area and lands located within 10 km radius from the boundary of such Municipal areas and Mandal Headquarters areas.

Provided that in respect of Category I ventures, the developer / firm / company / SPV in addition to undertaking development of Integrated Township in Category I area, shall be required to simultaneously undertake development of Integrated Township at least in one location in any Category III area and the norms and standards which shall be subject to the provisions these rules.

5. LOCATIONAL REQUIREMENTS:

- (i) Any suitable area having means of access of minimum 18 m width can be identified for the purpose of development of “Integrated Township”.
- (ii) The site area identified for the Project shall be continuous, unbroken and uninterrupted at one place.
- (iii) The land used for development and construction of township shall be in line with the general plan for the use of land, and it shall be kept under strict control and used rationally and economically.
- (iv) Where it is possible to use wasteland or land of inferior quality, no cultivated land or land of good quality shall be used.
- (v) Land assemblage totally covering fertile agriculture lands or wet lands would not be allowed.
- (vi) Such Schemes shall not be permitted in environmentally sensitive areas. Where part of the township area is covered by such fragile lands, such areas shall be protected and preserved as open space or un-built area.
- (vii) In case of areas earmarked for Bio-Conservation Zone in the statutory plan, such townships would also be considered subject to the following restrictions:
 - Maximum plotted area shall not exceed 40% of total township area.
 - Minimum plot size shall be one acre
 - Maximum coverage shall not exceed 10% of plot area
 - Only individual houses shall be allowed
 - Maximum height of building shall not exceed 2 floors or 7 m
- (viii) The other requirements shall be in accordance with these Rules and the “Work Center” and “Residential” area shall comply with the restrictions imposed at (vii) above.

6. INTEGRATED TOWNSHIP - SITE PLANNING AND DESIGN REQUIREMENTS:

The entire Township should be an integrated one with all facilities within the boundaries of such a township proposed for development and shall comply with the following requirements:

6.1 Overall Land Utilization:

Certain portion of the total area of the proposed township, preferably 1/3rd of the gross area of the township shall be set apart / utilized for “**Work Center**” like commercial / offices / market / Information Technology Enabled Services (ITES) / Light industries / Service industries / Transportation Node activities / Recreation based activities and Amusement. For other categories of “**Work Centers**”, these shall be subject to approval of the sanctioning authority.

The development of the Work Center layout shall be left to the discretion of the developer / firm / company / SPV but would be subject to the prescribed revised common building Rules.

6.2 Remaining portion of the township site, preferably 2/3rd of the gross area of the township shall be set apart for residential and support activities with the following allocation of areas (hereinafter called “**Residential area**”) :

- a) **For Township level / local level open spaces** :- Minimum 10 % of “residential area” mentioned in Rule 6.2, out of which 5% shall be distributed uniformly at cluster / neighbourhood level.
- b) **For area level amenities & utilities**:- 2.5% of “residential area”.
- c) 5% of “residential area” mentioned in Rule 6.2, shall be handed over free of cost for disposal by the sanctioning authority for residential / commercial use and as per location decided by the sanctioning authority.
- d) Out of the residential area mentioned in Rule 6.2, at least 40% of developable area to be developed for EWS, LIG and MIG category of housing respectively, out of which at least 10% of developable area shall be developed in the respective categories,

Provided, in case of EWS, LIG and MIG housing, the maximum plot size shall be 35 sq m for EWS, 55 sq m in respect of LIG housing and 110 sq m in respect of MIG housing.

In case of Group Housing blocks development (which include apartment block / blocks, row housing, cluster housing, mixed housing units, gated developments and residential enclaves), atleast 40% of the total number of units shall be developed for EWS, LIG and MIG units with a maximum dwelling size (excluding common areas) of 35 sq. m. for EWS, 48 sq. m for LIG and 80 sq. m for MIG dwelling unit (excluding common areas) respectively out of which at least 10% of total number of units shall be developed in the respective categories. For providing the above dwelling units within the site, the owner / developer is given freedom to build these units in a separate block with separate access.

Note :- “Developable area” means the area excluding roads, open spaces mentioned at 6.2 (a) and amenities area mentioned at 6.2 (b).

6.3 The township project has to be an integrated township project. The project should necessarily provide land for the following :

- a) Residential
- b) Commercial
- c) Educational
- d) Amenity spaces
- e) Health facilities
- f) Parks, Gardens, Playgrounds
- g) Public Utilities

6.4 The overall planning of the integrated township shall be such that the project fairly meets with the specifications and standards with proper circulation pattern, good design practices and neighbourhood requirements. Further, the planning and design of Integrated Township shall take care of following land uses in particular:

a) Non-reserved sites:

i) Residential :

The residential area should be well defined in sectors or neighbourhoods or in plotted development with proper road grid.

ii) Commercial :

The commercial area shall be properly distributed in hierarchical manner such as main commercial center, convenience shopping area, community centers including shopping center, community center, library etc., and would be part of the plotted area. The main commercial center could be planned and developed as part of the “Work Center” area.

iii) Educational :

Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population basis and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playground. Minimum area required for educational purpose shall be as per prevailing standards. The higher order educational facilities could be planned and developed as part of the “Work Center” area.

iv) Health facilities :

Adequate area allocation for health facilities for primary health and higher order facilities like hospital should be provided for. Minimum area required for health facilities shall be as per prevailing standards. The higher order health facilities like hospital could be planned and developed as part of the “Work Center” area.

b) Reserved sites:

i) Amenity Spaces : The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centers, town hall, library etc., should not be more than 5% of gross area and should be evenly placed. It could be

developed as part of the “Work Center” area. This shall be over and above the area mentioned in Rule 6.4 (a).

ii) Parks, Gardens and Playgrounds : The township shall provide for at least 10% of the total area as parks / gardens / playgrounds. These should be at two levels: at overall township level (5%) and local level (5%) and distributed in all residential sectors. This minimum 10% area should be developed by the developer / firm / company / SPV for such purposes and kept open to all general public. Trees at the rate of minimum 150 trees per ha. shall be planted and maintained by the developer / firm / company / SPV. Trees within the township may be of fruit bearing variety like neem, mango, tamarind, etc., Besides the above, thick avenue plantation shall be undertaken with soft landscape along all the roads within the township as well as along the main approach roads to the township.

iii) Public utilities : shall be upto 5% of the total gross area. Appropriate area allocation should be provided for (a) electric power receiving station / sub station (b) water supply system including service reservoir (c)sewerage system (d) garbage disposal system (e) police station and fire station out-posts (f) public parking lots (g) cemetery / cremation ground (h) bus station and other public utilities as per requirements. These could be planed and developed as part of the “Work Center” area.

All amenities referred to above shall be inclusive of designated amenities and Amenity space required for trunk infrastructure.

iv) Transport and Communications : The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing road within the township and outside area as well. All such roads shall be developed by the developer / firm / company / SPV as per standards and road widths shall be as given below:

- a) Classified Roads in statutory plan : As prescribed.
- b) Main Roads / Ring Road / Loop Road : 18 to 30 m wide
- c) Internal Roads : minimum road width of 9 m.

Cul de sacs of maximum length of 50 m and width of 6 m would be allowed.

The Master Plan roads in the township area shall be developed and maintained by developer / firm / company / SPV and the same shall always be open for general public without any restriction there upon.

- v) **Handing over 5 % of land of gross “residential area”** in prime location free of cost to the sanctioning authority for disposal / commercialization the proceeds of which are to be utilized for overall Master Plan implementation or parent city / town development and as decided by the sanctioning authority.

c) Work place sites in the designated area of ‘**work place**’ :

In the Integrated Township area, lands required for commercial uses, industrial uses shall be separately earmarked and developed and the developer / firm / company / SPV is free to dispose for the designated purpose.

6.5 The design of the integrated township shall aim at design efficiency as well as energy efficient design of the various uses and activities and taking into consideration the environmental concerns like water and energy conservation, solid waste disposal, use of appropriate technology, recycling etc., this would mean :

- o Proper orientation of building blocks or Sectors or neighbourhoods with well-planned, efficient and attractive housing blocks / sectors by establishing adequate standards for design construction and living environment.
- o Use of appropriate building materials.
- o Use of non conventional energy sources, particularly solar energy.
- o Recycling of waste water and water harvesting.

- Water sensitive urban design in order to better manage storm water and reduce impacts on receiving bodies.
- Provide for the health and safety of residents by requiring properly designed streets and adequate sewage and water supply facilities.
- Using underground cabling system, security measures with modern gadgetry, piped gas supply etc.

The integrated township design and development should promote a high standard of urban design by creating a strong character and identity for the overall image of the township.

- 6.6** There is no restriction on the plotted area. The balance area of saleable area after leaving for areas mentioned in Rule **6.4 (b)**, shall clearly give the type of housing development that would be undertaken viz., detached houses, semi-detached houses, row type houses, duplex housing, condominiums, apartment complexes, cluster housing etc., or a mix of all or combination of the above. In respect of EWS, LIG and MIG housing units, cluster type development would be encouraged. These could be in separate blocks or sectors in the township.

The site layout would be governed by proper circulation pattern, good design practices and neighbourhood requirements. It has to be integrated with the circulation network of the Statutory Master Plan / Zonal Development Plan / Area Development Plan, if any, and shall ensure proper overall circulation in the area and planned and developed by way of distinct sectors.

- 6.7** The Township is required to be developed together with building constructions and all amenities and facilities and not disposed as open plots. However, of the total plotted area, upto 30% would be allowed to be disposed as open plots / sites. In such plots / sites, the building development shall be undertaken within 5 years. Smaller gated communities within the township would also be allowed.

6.8 Phasing of development :

In case the development of the integrated township is proposed in Phases, and sale permission is expected after completion of Phase wise basic infrastructure, such permission may be granted by the sanctioning authority. Before granting such sale permission, the Developer / firm / company / SPV is required to submit an undertaking about the basic infrastructure to be provided and completed phase-wise by developer / firm / company / SPV. The plots earmarked for amenities, facilities and utilities shall be also simultaneously developed phase-wise along with the residential and allied development.

7. ELIGIBILITY CRITERIA FOR LICENSING OF DEVELOPERS / FIRMS/ COMPANY:

The Eligibility criteria, fees, detailed terms and conditions for licensing of developer / firm / company / SPV shall be obtained from the respective Vice-Chairman of the Urban Development Authority / Metropolitan Commissioner or Director of Town & Country Planning and as prescribed. A single license shall be valid throughout the State for the specified period. A system of rating of developer / firm / company / SPV would be adopted and the performance of the licensed developer / firm / company / SPV would be judged and rated in scale of 0 to 10. The rating system shall be given by the licensing authority. Developer / firm / company / SPV who are rated above 8 may be allowed to go ahead with their projects / scheme by filling application for Detailed Project approval. Developer / firm / company / SPV who are rated between 6 to below 8 would be given priority in clearance of their Project / Scheme.

8. APPROVAL PROCEDURE

Approval would be considered in two stages :

A) Preliminary Approval of the Project:

The developer / firm / company / SPV / Public Authority (hereinafter called “applicant”) shall submit an Outline Project Report in prescribed format giving details of lands, ownership and other requirements. Within 30 days, the sanctioning authority shall either accord the Preliminary approval of the Project or refuse the same. A Preliminary approval of the Project would mean that the Project is cleared from the Master Plan provisions with regard to land use and circulation network and any specific conditions that may be imposed that relate to overall development of the Project in relation to the urban area. A preliminary approval may be granted to the applicant without prejudice to the right of the Authority to impose any additional requirement when detailed proposal is submitted for approval. The applicant shall then make detailed formal proposal within 12 months. During that time, the applicant will liaise with the various other relevant agencies / departments on their requirements. The preliminary approval will lapse by the end of the 12 months period. Upon preliminary approval of the Project, the applicant shall take action to publish the same in three popular local newspapers giving 30 days time to the public for filing any objections and suggestions before the competent authority. A preliminary approval shall not constitute a permit nor shall entitle the applicant or any person to commence or carry out any development activity whatsoever.

B) Detailed Approval of the Project :

After taking into consideration any objections and suggestions received, the applicant shall submit the Detailed Project Report (hereinafter called “DPR”) to the Sanctioning Authority within 30 days for approval of the Detailed Project Report and the conditionalities, if any, given in the Preliminary Project Report approval. The Detailed Project preparation and plans /

drawings, shall be undertaken through qualified town planner, architect, structural engineer, fire engineer and other technical personnel who shall be responsible for supervision and carrying out building works and obtaining certificates of conformity for the occupation of buildings & other development activities. The Detailed Project Report shall give all details and drawings and plans as prescribed, details and specifications of the building units, amenities and facilities, phasing of development, etc. For each of the Sectors / Neighbourhoods / Work Center, separate utilities and services plans, landscaping plans and building type designs as required shall be got approved and development and civil works undertaken as per the detailed approved plan and conditions. The applicant shall be entitled to dispose off non-reserved sites and non-mortgaged sites either as plots or as developed houses. Till such time the development of infrastructure facilities, roads and amenities are completed and thereafter handed over to the local body, these shall vest with the developer / firm / company / SPV / public authority.

The Detailed approval of the Project shall be considered by the sanctioning authority as a comprehensive approval and as a project in which not only the township layout site development specifications and conditionalities are covered, but also the approval of individual blocks, buildings, scheme for development of on site infrastructure facilities and amenities etc., are also included. This Detailed Project approval shall imply that separate approval / sanction from the local authority or other authorities for the individual blocks or buildings shall not be required.

The necessary license fees and charges including development charges shall be remitted to the sanctioning authority before release of the Detailed Project approval.

The Detailed Project Report approval by the sanctioning authority shall be through a Single Window System and this shall be given within 60 days. This shall not include the time taken for clearance from Airport Authority, Environmental clearance, Fire clearance etc., wherever required,

and which shall be submitted as a pre-requisite for the Detailed Project approval.

9. PROVISION OF INFRASTRUCTURE FACILITIES :

All the on site infrastructure i.e., roads including Master Plan Roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the applicant till urban local body as per prescribed procedure is constituted for such area and the applicant shall also carry out development of amenity or proposals, if any designated in the Master Plan in accordance with the prevailing Rules.

- a) **Roads :-** All roads shall be required width and with the main carriageway either black topped or cement and other features like storm water drains, public utility lines, footpaths, medians where required, rain water harvesting structures, kerbs, street lights etc., shall be developed as standards and approved specifications.
- b) **Water Supply :-** The applicant shall be required to develop the source for drinking water (excluding ground water source) or secure firm commitment from any water supply authority for meeting the daily water requirement of water of minimum 140 litres per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be atleast 1.5 times of the actual required quantity as determined by expected population (resident and floating) and other uses. The applicant would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, ground water recharging and waste water recycling projects within the Township.
- c) **Drainage and Garbage disposal :-** The applicant shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per guidelines of UDA or Engineer-in-Chief, Public Health. The applicant shall undertake recycling sewage for gardening.

The applicant may develop eco-friendly, garbage disposal system by adopting the recycling and bio-degradation system in consultation with UDA or Engineer-in-Chief, Public Health.

- d) **Power :-** The applicant shall ensure continuous and quality power supply to Township area. The applicant may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from any existing supply system, the applicant shall before commencement of development, procure affirm commitment of power for the entire township from the APCPDCL.
- e) **Environment :-** The development contemplated in the integrated township shall not cause damage to ecology. In no case it shall involve topographical changes, changes in alignment and cross-section of existing watercourse if any in the Project area or adjacent to the Project area. Environmental clearance shall be obtained from the appropriate authority for this purpose and as per directions issued by the Ministry of Environment and Forests, Government of India from time to time.

The Township shall provide at least 10% of the total area as park / garden / playground as mentioned in 7.2 and 7.4 (f) with proper landscaping, tree plantation and open uses designated in the Township shall be duly developed by the applicant.

- f) **External or Trunk infrastructure facilities** like Power, Water supply, Drainage etc., may be facilitated by Government / UDA / public agency & costed to the project.
- g) **Civic maintenance :-** The applicant shall maintain all the internal facilities perpetually after completion of project and would have the status of a urban local body for the purpose of maintenance of civic amenities. The applicant would be entitled to create corpus fund / collect maintenance charges.

- h) In cases of townships planned for a population of more than 5000 or 1000 households, the applicant is required to provide and maintain public transportation facility within the township as well as to the township as approved by the Regional Transport Authority.

10. DEVELOPMENT PROMOTION RULES FOR BUILDINGS :

The Revised Building Rules issued vide G.O.Ms.No.86, MA dated 03-03-2006 / G.O.Ms.No.678 MA dated 07-09-2007 / G.O.Ms.No.302, MA dated 15-04-2008 as amended from time to time shall be applicable in such integrated townships development projects unless specifically stated otherwise in the conditions giving approval for the Outline Project and Detailed Project. Notwithstanding the provision of the above rules, where the developer / firm / company / SPV is undertaking cluster type housing development, the following stipulations shall apply :

Cluster Housing is permissible as given in Rule with the following stipulations :-

- (i) Minimum site / block area : 1000 sq m
- (ii) Minimum size of cluster / courtyard open space and height permissible shall be :

Sl. No.	Courtyard / Cluster open space to be left in sq. m	Height of building permissible (in m)
1	36 sq m with minimum 6m width	3 floors or 10 m
2	64 sq m with minimum 8m width	4 floors or 12 m
3	100 sq m with minimum 10m width	5 floors or 15 m

Parking would be allowed on stilt floor and excluded from height of building.

- (iii) Minimum access road to the Cluster Housing Complex : 9 m
- (iv) Internal access may be through pedestrian path ways of 6 m minimum width
- a. Minimum space between two clusters : 6 m which may be utilized as pathway / alley.

- b. Building setbacks : No setbacks are needed for interior clusters as the lighting and ventilation is either from the central cluster / courtyard open space and the pedestrian pathway / alley / access road of the cluster. For end clusters abutting peripheral roads / thorough fare roads, building line / set back shall be 1.5m.

11. SANCTIONING AUTHORITY REQUIRED TO UNDERTAKE IMMEDIATE PREPARATION OF AREA DEVELOPMENT PLAN FOR ADJOINING AREAS :

Simultaneous with the preliminary approval of the Integrated Township Project, it shall be incumbent upon the sanctioning authority to undertake the preparation of an area development plan for surrounding areas up to 1 km radius from the township, integrating the circulation network and other infrastructure facilities for ensuring planned and systematic development of these adjoining areas.

12. INCENTIVES FOR DEVELOPMENT OF INTEGRATED TOWNSHIPS :

The following incentives would be considered by the Government :

- a) Automatic exemption of such Project from application from Land Ceiling laws.
- b) Stamp duty exemption as follows :
 - 100% exemption of Stamp Duty on purchase of total land by the applicant for township under these rules.
 - 100% Stamp Duty exemption for EWS and LIG plots or built up units; 50% exemption in Stamp Duty for MIG plots or built up units and all built up units in the “Work Center” area of the township provided that such exemption shall be applicable to one time registration only. Waiver of conversion charges for land use modification to Statutory Master Plan / ZDP.
- c) 100% waiver of non-agriculture conversion charges under the Andhra Pradesh Agriculture Land (Conversion for Non-Agricultural Purpose) Act – 2006.
- d) 50% of levy of Development charges and other fees.

- e) Grant of Government land : Any Government land falling under Integrated Township Area shall be leased out to the developer / firm / company / SPV at the prevailing market rate on usual terms and conditions.
- f) Fees and other charges would be levied only for the areas other than roads and mandatory open spaces.
- g) No fees and other charges will be levied for EWS plots or dwelling units;
- h) Only 25% of fees and other charges will be levied for LIG plots / dwelling units;
- i) Payment of only 30% of property tax assessed to the local authority for maintenance of external infrastructure facilities.
- j) Further 5% rebate in property tax where in atleast 5% of the total plot area / built up area special provisions and facilities are provided for senior citizens / aged persons for leading hassle-free life in the township.
- k) Special benefits / concessions in respect of Star Category hotels, Hospitals and Multiplexes shall be considered as per prevailing Government policy.
- l) For the areas to be mortgaged to the sanctioning authority, nominal registration charge on Rs. 100/- stamp paper would be levied giving such areas the status of an urban local authority.

13. GOVERNMENT SUPPORT :

Apart from facilitating of external infrastructure facilities and giving the above incentives, Government would also support and according priority in the development of the “Work centers” by way of promoting these through its respective Departments or public agencies like the IT&C Dept., Industries & Commerce Dept, APIIC, etc. Financial assistance may be given on priority for development of the work centers as per prevailing policy of the Government.

14. MARKETING & DISPOSAL OF THE PLOTS / BUILT UP AREAS :

The applicant shall be responsible for facilitation of marketing the developed sites of the Work centers. It may be done jointly through public agencies or through reputed real estate advisory companies who would be empanelled separately. The choice would be left to the

applicant to engage any such empanelled real estate advisory company / firm or public agency for marketing of the areas / built up areas and who would be entitled to charge a fee as per market norms.

15. SAFEGUARDS IN CASE OF DEFAULT, ETC :

- (1) The applicant is required to mortgage 10 % of the saleable land of the entire township to the sanctioning authority as surety for carrying out the developments and complying other conditions in the given time period, in the failure of which, the sanctioning authority shall be empowered to sell the mortgaged land / plots and utilize the amount so realized for completing the development works. In such an eventuality the applicant or his associates and the engineer / architect shall be black-listed and not be allowed to undertake development works or do business relating to land development and / or building activity in the entire State for a period of 5 years.
- (2) The Government shall not be a party to the disputes or litigations concerning share holding and plot allotments / built up space etc., in case of Private development which has to be settled in civil court of law.
- (3) Anyone aggrieved by an order passed under these Rules may within forty days of the date of communication of the order prefer an appeal to the Vice-Chairman of UDA or Director of Town Planning. The appeal shall be cleared within 60 days.

- 16.** The Government may issue specific orders / instructions / guidelines for ensuring effective implementation of these rules from time to time.

PRINCIPAL SECRETARY TO GOVERNMENT,
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT.
