



Shri Akhilesh Yadav
Hon'ble Chief Minister, U.P.



Upside

Nº 001662



TRANS GANGA CITY

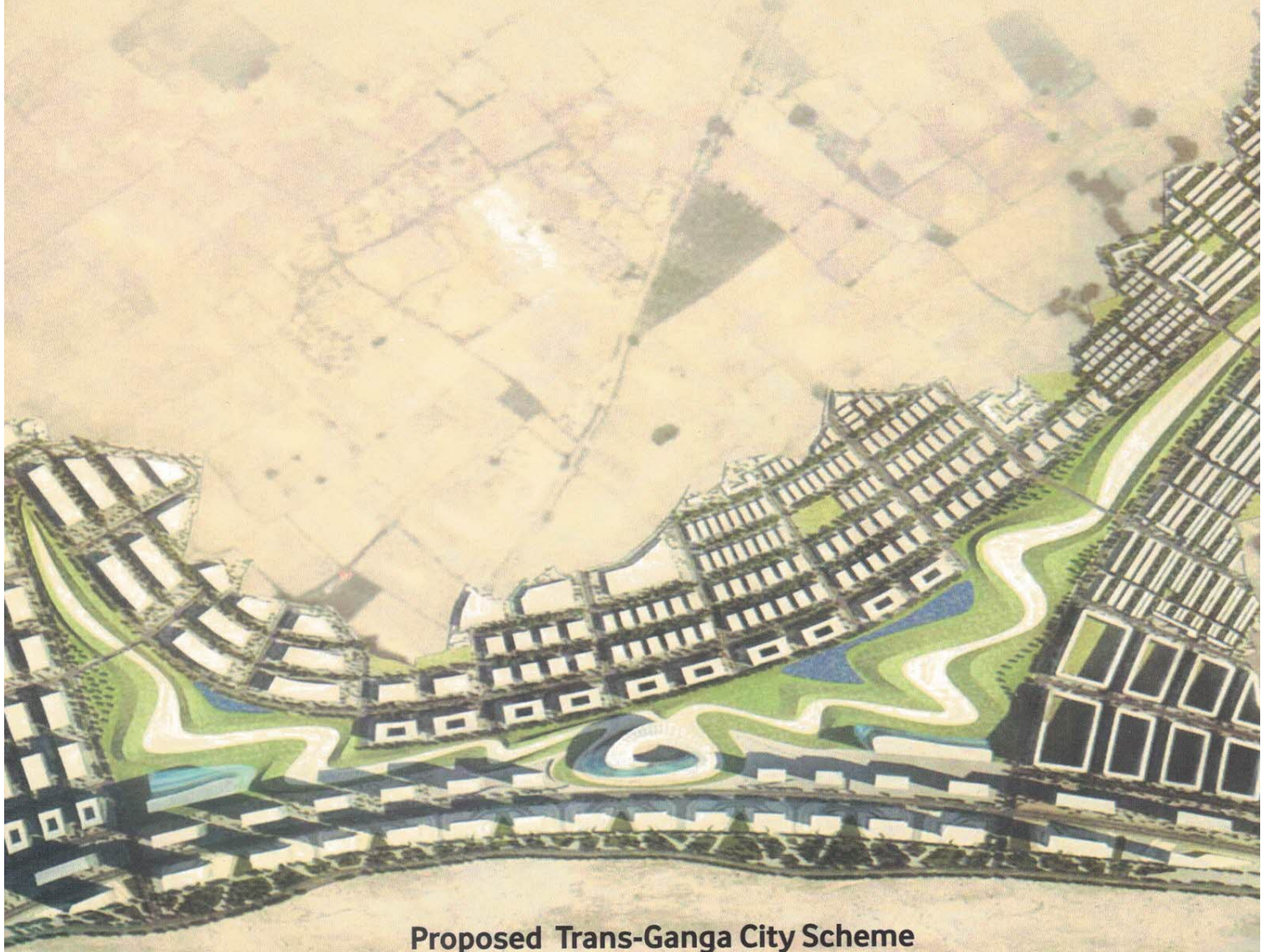
ADJOINING KANPUR CITY, DISTRICT -UNNAO

APPLICATION FORM FOR RESIDENTIAL PLOTS

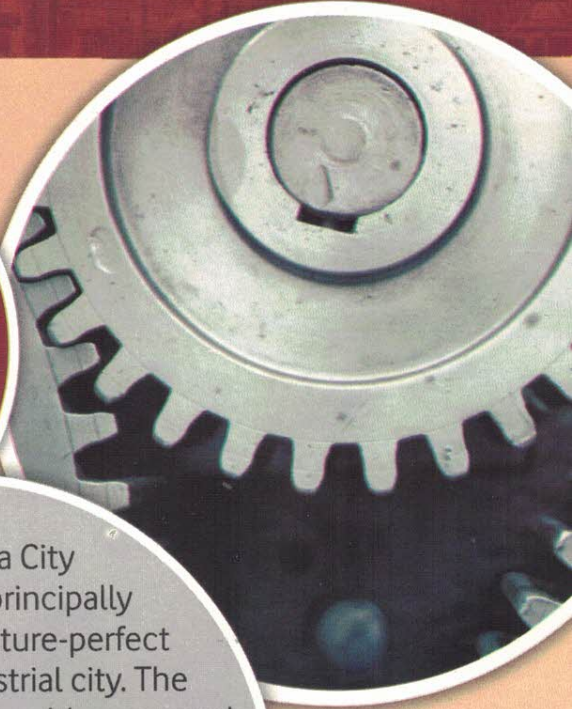
TRANS GANGA CITY, UNNAO

Spread across 1156 acres, the Trans Ganga Project is envisioned as an iconic city on the banks of Holy River Ganga, aimed at being a self sufficient sustainable city. Project to be developed as a mixed use project, this will provide the most influential and dominant context for the project. The existing patterns of the river Ganga were studied and through digital simulation density patterns emulating the river Ganga patterns were translated into the central green of the project. This central green area gives the project a distinct character and acts as breathing lungs for the city.

Sustainable city design has been imbibed in the planning at two levels. Firstly at the design level elements required to make a city sustainable have been grafted in the project. Secondly at the implementation stage green roof, earth cooling, solar panels, ground water recharge, waste management have been proposed. At the heart of the project an auto expo is located, sitting amidst the central green. The auto expo is designed as an iconic building creating a prominent visual marker. It is located at a very important interface of the central green and the promenade.



Proposed Trans-Ganga City Scheme



Nothing of this scale has ever been attempted in the state in decades and never along the blighted banks of the river Ganga.

Trans-Ganga City project will be principally focused around future-perfect self-sustained industrial city. The project is designed by world-renowned architect studio symbiosis and approved by the corporation. Proposed project highlights low-density development dotted with water bodies, landscaped sidewalks, tree lined streets with green area. the roads are wider, the air cleaner, the noise nonexistent.

OVERVIEW

Some cities are fortunate enough to have a waterfront along a river, lake or ocean. It's a treasured asset that can be leveraged for the good of next generation. The Ganga river front has never realized its true potential in Kanpur-Unnao area as an urban amenity. Instead, the banks were abandoned or undervalued parcels of land that nobody saw value in turning around till now. However, that's starting to change with the Trans Ganga Project. Project will be equipped with state-of-the-art infrastructure. It will have Exhibition Centre, Multiplexes, Mega malls, Parks & Group Housing Societies. The township will be well-connected by Lucknow-Kanpur Highway. It will be situated just 70 km. away from Lucknow Airport. Ample green area for fresh air. A self-sustaining solar powered city with wide open roads and Solar Powered Lights.

LAUNCH OF PROJECT

As part of the State Govt.'s initiatives for fast-paced development in the state, the scheme for allotments of residential plot is being started from 7th October 2016. It intends to improve citizens' quality of life. Technology and intelligent design will be harnessed to create self-sustainable city with high-quality living and high-quality infrastructure, UPSIDC has left no stone unturned to make this Project as highly advanced in terms of overall infrastructure. sustainable real estate, communications and market viability.

It's an amalgamation zone of various activities of the project cascading into each other thereby creating a functionally rich urban plaza. Auto Mart and Auto Expo are the two distinct functions nested in the building. These two activities are segregated using two continuous non intersecting ramps in the proposal. Land use distribution consists of Commercial, Industrial, Mixed-use, Residential & Public Amenities. In view of the Indian conditions, special amenities overlapped with certain design parameters have been provided in the project to avoid encroachment. The functional diversity has been unified by a seamless skyline. This undulating skyline merges the various functional requirements of the project into a visually coherent system.

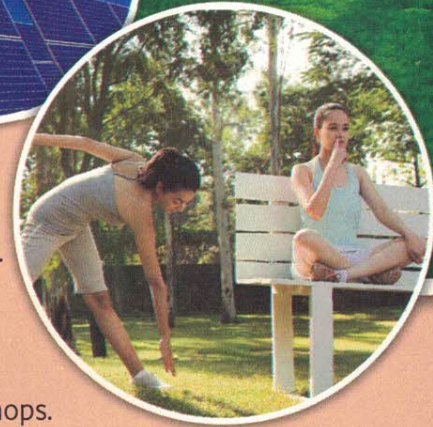
Iconic towers are proposed to be designed along the Ganga river front . These commercial/mixed used towers impart a sense of arrival to the project. The facade pattern for the towers will form a part of the detailed urban design guidelines. This facade pattern has been designed by solar analysis using computational software, thereby generating a facade system that acts as a sustainable design feature in the project by reducing the heat loads.



Trans Ganga City Project will be situated in the Kanpur conurbation region. It will be a zero liquid discharge, non-pollutant zone with ample greenery that lowers ambient temperature. The project is a mix of commercial, residential and institutional areas with magnificent architecture and exquisite functionality.

FEATURES

- 24x7 Power & Water Supply.
- Zero Liquid Discharge Area.
- Self-Sufficient in Terms of Power, Water Supply and Sewage.
- Adequate Capacity Sewerage Treatment Plant (STP).
- Beautiful Landscape with Water Bodies and Large Open Spaces.
- World-Class Infrastructural Facilities.
- International Design Standards.
- Wide Usage of Solar Energy.
- Provision for Malls, Exhibition Centre, Commercial and Retail Shops.
- Distinguished Units in a Choice of Industrial, Commercial & Residential Areas.
- Dual Carriage Central Road with Landscaped Medians and Tree Lined Sidewalks with Wide Pavements.



UPSIDC IN THE FOREFRONT OF INFRASTRUCTURE DEVELOPMENT

U.P. State Industrial Development Corporation Limited (UPSIDC), a Government of U.P. undertaking, is the premier infrastructure development agency of the state. The corporation has so far developed 153 well-planned, comprehensively equipped Industrial Areas/Integrated Industrial Townships encompassing over 19000 hectares of land in different parts of U.P.. These have attracted thousands of ventures constituting a wide spectrum of industries. With a view of meeting fast changing requirements of industry and also to provide quality infrastructure, the corporation has entered into many new areas in the recent years. Projects completed for giving a fillip to exports include Software Technology Park (STP) in Kanpur providing ready made infrastructure to software units and Export Promotion Industrial Park at Greater Noida and Agra. Leather Technology Park at Banther in Distt. Unnao will lend impetus to export-dominant leather industry. Corporation has also setup Textile complex at Kanpur, Agro complexes at Lucknow and Varanasi. The corporation is endeavoring to setup captive power generation and distribution projects in selected industrial areas with a view to ensuring quality, uninterrupted power supply to industries.

Believing in the credo "**Infrastructure before industrialization**" the corporation is now developing very large areas as fully integrated industrial townships amongst them is residential scheme in **Trans Ganga City Unnao**.

LOCATION ADVANTAGE

- Adjoining KANPUR CITY
- Strategically Located near the Burgeoning Lucknow- Kanpur Belt.
- Close to Lucknow Airport.
- Proposed 6-Lane Highway Connecting to Lucknow-Kanpur Expressway (Under Construction).
- State's First Solar Powered Self-Sustained Township.
- Green & Impeccably Planned.
- Huge Marketing Hinterland of Major Cities like Agra, Kanpur, Lucknow, Gwalior & Delhi NCR.
- Situated on the Delhi-Howrah Railway Route.
- Wide Roads, Open Spaces, Lush Roadside and Tree Plantations.

Once Completed Trans Ganga Will Be One-of-its Kind Industrial Model Township.

SCHEME DETAILS

LOCATION

Housing Scheme at Trans Ganga City, Unnao is situated around 2 km. away from Ganga Barrage at Kanpur, located on the bank of holi river Ganga in Unnao District. It is well-connected with Kanpur-Lucknow highway and located at a distance of 70 kms. from Amausi Airport, Lucknow and 10 kms. from Kanpur Central Railway Station, Kanpur.

BASIC INFRASTRUCTURE FACILITIES

Trans Ganga City scheme is being developed in Sectors. Hence, the project will be sector-specific. Different sectors for Industrial, Commercial and Residential purpose with all necessary world class infrastructure are being developed. It shall have all the basic advantages of Industrial Area and Infrastructure Facilities available therein. Apart from above, there shall be sufficient provisions of infrastructure facilities like Roads, Drains, Culverts, Street Lights, Water Supply, Schools, Nursing Home, Shopping Complex etc.. Furthermore, provision of parks and greeneries in the area shall provide very healthy surroundings. Support Infrastructure will also be provided to this scheme thereby providing ample security provisions.

Electric supply is proposed to be given through substation installed in the area. It will be equipped with solar powered systems. The project will be a Zero Effluent Discharge Area and only pollution free industrial units will be allowed in the project. Provision for independent overhead water tank shall provide smooth water supply in the area. By the time the project will be completed the project site will have a whole new self-sustained city with mix-use development encompassing Industrial, Recreation, Office & Residential spaces. Nothing of this scale has been ever attempted in the state in decades and never along the banks of the Holy River Ganga.

SIZE OF HOUSING PLOTS PROPOSED TO BE ALLOTTED

Details of Plots		Premium @ persqm	Total Amount of premium	Amount to be deposited with application	Amount to be deposited within 30 days of allotment
Area (sqm)	Nos. of plots*			Processing Fee ₹2000/- + 10% earnest money of premium amount	
120	231	₹ 18000/-	₹ 21,60,000/-	₹ 2,18,000/-	15%
200	143		₹ 36,00,000/-	₹ 3,62,000/-	15%
250	111		₹ 45,00,000/-	₹ 4,52,000/-	15%
260	15		₹ 46,80,000/-	₹ 4,70,000/-	15%
300	422		₹ 54,00,000/-	₹ 5,42,000/-	15%

*Nos. of plots may increase or decrease.

PREMIUM RATE ₹ 18,000 per Sq.Mtr. [Location charges extra]

PAYMENT PLAN

- 10% of total premium of the plot will have to be paid along with application as earnest money and 15% of the total premium is payable on allotment of the plot as reservation money. i.e. within 30 days from the date of allotment letter.
- Balance 75% of the premium is payable in 16 half yearly equal installments along with interest @ 14% p.a. on the total balance premium from time to time from the date of allotment. Rebate in interest 2% shall be admissible in case the payments are made by due dates (1st January/ 1st July) and if there are no arrears of dues.

SCHEME DETAILS

MODE OF PAYMENT

Payment of processing fee Rs. 2000/- & earnest money comprising of 10% of the total cost of plot applied for should be made only through pay order,/bank draft in favour of **"Project Officer, Trans Ganga City, UPSIDC LTD."** payable at **"KANPUR"**.

ELIGIBILITY

The applicant must be a citizen of India & should have attained age of majority and only one application will be entertained from each Applicant (His/her spouse and his/her dependant children).

PROCESSING FEE

Processing fee amounting to Rs. 2000/- only is to be paid with each application. The processing fee is non-refundable & non-adjustable.

ALLOTMENT PROCEDURE

Applications received during the scheme period shall be scrutinized and eligible applications shall be included for allotment through lottery.

RESERVATION FOR ALLOTMENT OF PLOTS*

Following are provisions for Reservation of allotment of plots along with Horizontal Reservation of S.C./S.T./O.B.C. in all following categories:- (1) General - 50% (2) Industrialist of Trans Ganga /its employees-27% (3) MP/ MLA of U.P. - 5% (4) U.P. Govt's. Employee - 5% (5) UPSIDC Employee/ Board Member/ Deputation-5% (6) Applicant of U.P. Bench/ Bar - 3% (7) Journalist Recognized by U.P. Govt. - 3% (8) Handicaps from Uttar Pradesh - 2%.

The remaining un-applied plots of above said reservation categories, if any, shall be added to the General Category. Besides above priority of allotment will be given to those applicants who will deposit full premium of the plot.

REFUND OF EARNEST MONEY

The Earnest money shall be refunded to applicants who withdraw their applications before issuance of allotment letter, within 3 months from the date of receipt of application. However no interest will be payable on the earnest money by the corporation. The applicant should also submit details of his own bank A/c like Name of Bank, Branch A/c No. and IFSC code of the branch, if he wants refund of money through RTGS.

HOW TO APPLY?

The application forms are available from 7.10.2016 on cash payment of Rs.2100/- (Including Tax) at any of the designated branches of State Bank of India, Bank of Baroda, HDFC Bank, Yes Bank & ICICI Bank whose lists are enclosed along with Bank A/c No. for ready reference. **Last date of submission of form is 5.11.2016. No form will be accepted after 5.11.2016.**

The application forms duly completed and signed in duplicate along with Bank Draft of Processing fee, Earnest Money and cancelled Cheque may be submitted in the designated branches as per list enclosed where in A/c No. has also been mentioned. One cancelled cheque of applicant's Bank A/c should also be enclosed.

***In support of claimed reservation category a valid proof issued by competent authority is to be submitted with application**

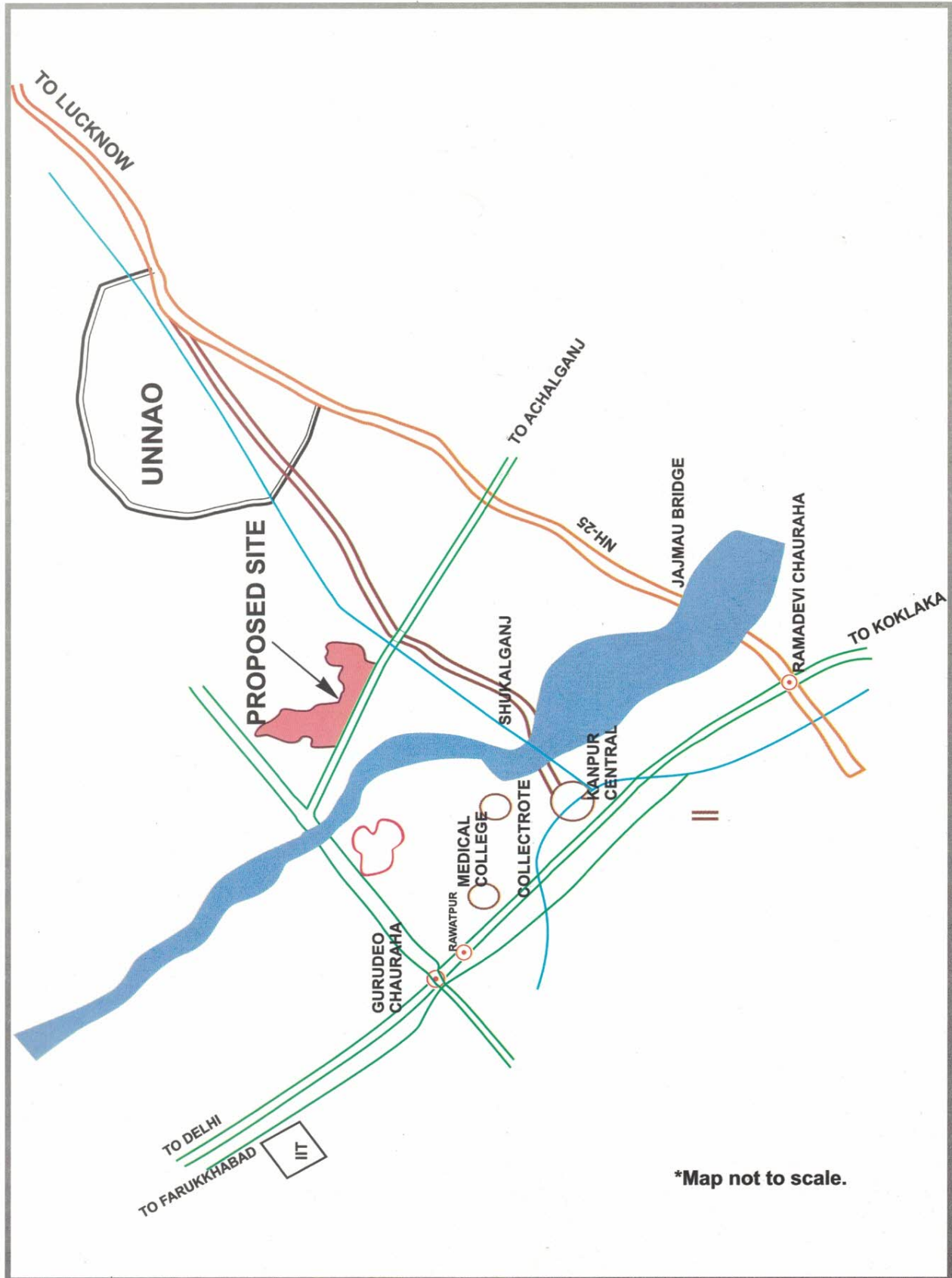
TERMS AND CONDITIONS FOR RESIDENTIAL PLOTS IN TRANS GANGA CITY, DISTT. UNNAO

1. The application form duly filled in and signed should be submitted to the designated branches of Bank as per list enclosed along with payment towards processing fee amounting to Rs. 2000/- and earnest money equal to 10% of the premium of plot in duplicate. The applicant in his own interest should get the date and time of receipt noted in his copy (i.e. third copy). Incomplete application is liable to be rejected. Applicant may also download the above form from website of the corporation namely www.upsidc.com and deposit with the designated branches as per list enclosed along with Cost of form Rs. 2100/- as extra.
2. **PAYMENT SCHEDULE:**
 - (a) The date of the allotment letter will be treated as the date of allotment, The allottee would be required to pay balance 15% of the total premium of plot after adjusting application money if any (Due to variation in plot size) within 30 days from the date of allotment as reservation money.
 - (b) If the payments as stipulated in clause 2(a) above are not made, allotment shall automatically stand cancelled and an amount of 1% of earnest money already deposited will be forfeited.
 - (c) Interest on balance premium is chargeable from the date of allotment @ 14% p.a. payable half yearly on 1 day of Jan./July each year. The first of such payment will be due on 1st Jan./July whichever comes first after six months from the date of allotment.
A rebate of 2% is however, admissible in case the payments due are made on or before the prescribed date and if there are no arrears of dues.
 - (d) The allottee is expected to pay the interest & installments as per schedule given in the allotment letter on due dates and the corporation will not be responsible to send demand notice for payment of dues.
 - (e) All the payments are to be made through Bank Draft/ Pay orders only, except cost of form which may be paid in cash in favour of **"Project officer, Trans Ganga City, UPSIDC Ltd."** & Payable at **"Kanpur"**.
3. Stamp duty, registration charges and legal expenses/fees involved in the execution of lease deed and other arrangement/documents from time to time will be borne by the allottee.
4. Plot would be allotted on "as is where is" basis and leveling etc., if any to be undertaken will have to be done at the expenses/cost of the allottee.
5. (a) The allottee will have to pay 0.5% of the total premium per annum as service charges on every 1st day of April in advance, which may be enhanced at the discretion of the corporation time to time.
(b) The corporation further reserves the right to levy from time to time such recurring/one time fee as it deems appropriate and the allottee will have to pay to UPSIDC within 30 days of such demand made by the corporation. In case of default, allottee will be liable to pay interest @ 14% p.a. on the demanded amount from the date of issuance of demand letter.
6. The possession of the plot will be delivered after payment of reservation money i.e. 25% of total cost of Plot & after execution of lease deed. However, at the time of possession, the allottee is required to clear up- to-date payment of interest and premium. The possession of the plot will be delivered to the allottee or his/her duly authorized representative on date to be communicated by UPSIDC. Allottee shall have to take possession of the plot within 60 days from the date of such communication. In the event of failure to do so UPSIDC reserves right to cancel the allotment.
7. The allottee will abide by and submit to the rules of Municipal corporation or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the industrial area or so far as they affect the health, safety and convenience of the other inhabitants of the place and will not release any obnoxious gaseous, liquid or solid effluents from the plot in any case.
8. (a) After possession of the plot allottee will have to submit building plan within 3 months from the date of possession of the plot for approval of UPSIDC/other competent authority. Allottee has to submit building plan based on site plan/set backs of the plot provided by UPSIDC for approval before any type of construction on site to UPSIDC or the competent authority. Prior approval of UPSIDC will also be necessary for making any amendments/extensions and alterations etc. in the already constructed building/house.
(b) Allottees shall be penalised upto the extent of Rs. 1000/- or as per the extent rules of UPSIDC/ competent authority for starting construction on plot before approval of drawings.

(c) Any violation of building bye- laws shall be treated as unauthorised construction and allottee will have to pay the compounding charges as per prevailing U.P. Govt. Directives/UPSIDA rules & bye-laws or rules of the competent authority for regularization of unauthorized construction.

9. Allottee will complete the construction of the house within a period of five years from the date of possession of the plot to the satisfaction of the UPSIDC failing which the UPSIDC will be free to cancel the allotment, re-enter the premises and to allot the same in favour of other applicants or make use of the same in whatsoever manner it deems fit.
10. The land of the plot shall be allotted on lease basis for 90 years. Lease rent shall also be payable by allottee @ 10% of the total cost of the land in lump sum before the execution of lease deed.
11. Allottee shall not use the plots and houses for any other purpose except residential use. The allottee should not indulge in any such activity/act which may amount to damage in land use and or is likely to cause pollution in view of UPSIDC.
12. Allottee shall not transfer the plot/house in any form by direct sale, mortgage, assignments etc. without the prior permission of the Corporation. Such permission will be granted on the basis of the terms and conditions as prevailing and such charges as prescribed and levied by UPSIDC when permission is granted.
13. In the event of cancellation of allotment on account of any default on the part of allottee the following amount shall stand forfeited to UPSIDC Ltd.:-
 - (a) Interest @ 14% per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest mentioned in clause 2 above irrespective of the fact whether the dues had been paid on time or not.
 - (b) Use & occupation charges/lease rent/service/maintenance charges.
14. The balance amount, if any, out of deposits made by allottee till then after deducting the amount to be forfeited as above will be refundable without any interest.
15. Allottee will apply for and obtain power connection from the local agency/UP Power Corporation as the case may be at his/her own cost.
16. Allottee will have to pay water security charges before execution of lease deed, Allottee will apply for and obtain water/ Sewerage charges from UPSIDC for which the amount as charged by UPSIDC would be payable.
17. The precise measurement and area of the plot would be intimated after actual measurement at site and in case the actual area is found to be in excess upto 20% or less than allotted, a proportionate amount of the premium would be realised according to rate at the time of allotment. In case variation in actual area is found to be above 20%, the premium would be charged in accordance with the current rate for the additional area.
18. The Allottee will also have to pay maintenance charges as and when demanded as raised by UPSIDC. In the event of non-payment of aforesaid maintenance charges this allotment will be cancelled.
19. The Allottee having plot area more than 300 sq.mt. will have to adopt rain water harvesting system compulsory in the building plan to be constructed, in the allotted plot, failing which lease shall be determined and allotment shall be cancelled.
20. Under section 194-1 A of Income Tax Act on purchase of property more than Rs. 50.00 Lacs, there is a provision of deduction of T.D.S @ 1 % of the value of property. Allottee will deduct 1% T.D.S through Form No. 26 QB showing his PAN card No. & after depositing the same receipt will be submitted through Form No. 16B to the corporation. The above amount will be adjusted after verification through 26 AS.
21. Reservation for allotment of plot will be permissible as per the rules of Corporation as details available on our website.
22. In the event of enhancement of land compensation by any Competent Authority, the amount so demanded by corporation will have to be paid by allottee.
23. The possession of the plot is expected to be delivered by March 2017.
24. In case of any clarification or interpretation regarding these terms and conditions, the decision of the Managing Director, UPSIDC shall be final and binding on the allottee.
25. The Managing Director, UPSIDC reserves the right to make such additions, alterations or modifications in the terms and conditions of allotment from time to time as he/she may consider just and expedient.

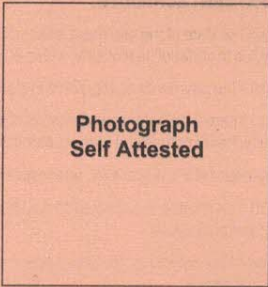
LOCATION MAP TRANS GANGA CITY, DISTT. UNNAO.



UP State Industrial Development Corporation Ltd.
H.O: UPSIDC Complex, A-1/4 Lakhapur, Kanpur.
Project Office: Senior Project Officer, Trans Ganga City, Gate No. 4,
Trans Ganga City Campus, Unnao.

APPLICATION FORM FOR RESIDENTIAL PLOT AT TRANS GANGA CITY, UNNAO.

To,
Senior Project Officer,
UP State Industrial Development Corporation Ltd.
Trans Ganga City, Gate No. 4,
Trans Ganga City Campus, Unnao.



Sir,
 I/We hereby apply for a residential plot at Trans Ganga City Distt. Unnao as per details below:-

1 Area of the plot required (Please ✓)

- a) 120 Sq.Mt. b) 200 Sq.Mt. c) 250 Sq.Mt. d) 260 Sq.Mt. e) 300 Sq.Mt.

2. Full particulars of the applicant i.e. individual/firm/organization in whose name the plot is required to be allotted (TO BE FILLED IN BLOCK LETTERS) :-

- a) Name of the individual person(s)* :
- b) Name of Father/Husband* :
- c) Nationality :
- d) Category**(Please ✓)
1. General 2. OBC 3. ST 4. SC
- e) Category to avail reservation of Plot (Please ✓)
1. General 2. Industrialist of Trans Ganga / its employees 3. Former/Present MP/ MLA of U.P.
4. U.P. Govt's. Employee 5. UPSIDC Employee / Present Board member/Deputation Employee
6. Applicant of U.P. Bench/Bar 7. Journalist Recognized by U.P. Govt. 8. Handicaps of Uttar Pradesh
- f) Name of applicant's organization/firm : (Please enclose details of org./co.)
- g) Address with Pin Code :
- h) Telephone number (i) Landline (ii) Mob: (iii) Email.....

3. Amount & other details of the Bank Draft/Pay order enclosed towards Processing fee & Earnest money .

- a. Amount :
- b. Bank Name & Branch payable at :
- c. Bank Draft/Pay order No. & Date :

4. Name, address and status of the person signing the application form:

- a. Name : b. Age :
- c. Address for correspondences with Pin Code No :
- d. Telephone no. and e-mail address, if any: e. Bank A/c detail with A/c No., Name of Bank, Name of Branch & IFSC code (for refund through RTGS) along with cancelled cheque of Bank A/c

5. Whether any plot has already been allotted to the applicant in any housing scheme of UPSIDC Ltd. earlier (Tick appropriate box) Yes No

Encl.: Copy of cancelled Cheque, Pay Order/D.D, Proof of reservation category, Pan No. of Applicant :

I/We agree to abide by the terms and conditions of allotment . I/We affirm that the information as mentioned above are true to the best of my/our knowledge and belief.

Date :

***Should be filled mandatory.**

.....
Signature of the Applicant

****In support of claimed reservation category a valid proof issued by competent authority is to be submitted with application**

Note : Incomplete application form shall not be entertained for Lottery/Allotment

Terms & Conditions

for Residential plot at Trans Ganga City, Unnao.

1. The application form duly filled in and signed should be submitted to the designated branches of Bank as per list enclosed along with payment towards processing fee amounting to Rs. 2000/- and earnest money equal to 10% of the premium of plot in duplicate. The applicant in his own interest should get the date and time of receipt noted in his copy (i.e. third copy). Incomplete application is liable to be rejected. Applicant may also download the above form from website of the corporation namely www.upsidc.com and deposit with the designated branches as per list enclosed along with Cost of form Rs. 2100/- as extra.
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 - (b) If the payments as stipulated in clause 2(a) above are not made, allotment shall automatically stand cancelled and an amount of 1% of earnest money already deposited will be forfeited.
 - (c) Interest on balance premium is chargeable from the date of allotment @ 14% p.a. payable half yearly on 1 day of Jan./July each year. The first of such payment will be due on 1st Jan./July whichever comes first after six months from the date of allotment.
 - A rebate of 2% is however, admissible in case the payments due are made on or before the prescribed date and if there are no arrears of dues.
 - (d) The allottee is expected to pay the interest & installments as per schedule given in the allotment letter on due dates and the corporation will not be responsible to send demand notice for payment of dues.
 - (e) All the payments are to be made through Bank Draft/ Pay orders only, except cost of form which may be paid in cash in favour of "Project officer, Trans Ganga City, UPSIDC Ltd." & Payable at "Kanpur".
3. Stamp duty, registration charges and legal expenses/fees involved in the execution of lease deed and other arrangement/documents from time to time will be borne by the allottee.
4. Plot would be allotted on "as is where is" basis and leveling etc., if any to be undertaken will have to be done at the expenses/ cost of the allottee.
5. (a) The allottee will have to pay 0.5% of the total premium per annum as service charges on every 1st day of April in advance, which may be enhanced at the discretion of the corporation time to time.
 - (b) The corporation further reserves the right to levy from time to time such recurring/one time fee as it deems appropriate and the allottee will have to pay to UPSIDC within 30 days of such demand made by the corporation. In case of default, allottee will be liable to pay interest @ 14% p.a. on the demanded amount from the date of issuance of demand letter.
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7. The allottee will abide by and submit to the rules of Municipal corporation or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the industrial area or so far as they affect the health, safety and convenience of the other inhabitants of the place and will not release any obnoxious gaseous, liquid or solid effluents from the plot in any case.
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 - (b) Allottees shall be penalised upto the extent of Rs. 1000/- or as per the extent rules of UPSIDC/ competent authority for starting construction on plot before approval of drawings.
 - (c) Any violation of building bye- laws shall be treated as unauthorised construction and allottee will have to pay the compounding charges as per prevailing U.P. Govt. Directives/UPSIDA rules & bye-laws or rules of the competent authority for regularization of unauthorized construction.
9. Allottee will complete the construction of the house within a period of five years from the date of possession of the plot to the satisfaction of the UPSIDC failing which the UPSIDC will be free to cancel the allotment, re-enter the premises and to allot the same in favour of other applicants or make use of the same in whatsoever manner it deems fit.
10. The land of the plot shall be allotted on lease basis for 90 years. Lease rent shall also be payable by allottee @ 10% of the total cost of the land in lump sum before the execution of lease deed.
11. Allottee shall not use the plots and houses for any other purpose except residential use. The allottee should not indulge in any such activity/act which may amount to damage in land use and or is likely to cause pollution in view of UPSIDC.
12. Allottee shall not transfer the plot/house in any form by direct sale, mortgage, assignments etc. without the prior permission of the Corporation. Such permission will be granted on the basis of the terms and conditions as prevailing and such charges as prescribed and levied by UPSIDC when permission is granted.
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 - (b) Use & occupation charges/lease rent/service/maintenance charges.
14. The balance amount, if any, out of deposits made by allottee till then after deducting the amount to be forfeited as above will be refundable without any interest.
15. Allottee will apply for and obtain power connection from the local agency/UP Power Corporation as the case may be at his/her own cost.
16. Allottee will have to pay water security charges before execution of lease deed, Allottee will apply for and obtain water/ Sewerage charges from UPSIDC for which the amount as charged by UPSIDC would be payable.
17. The precise measurement and area of the plot would be intimated after actual measurement at site and in case the actual area is found to be in excess upto 20% or less than allotted, a proportionate amount of the premium would be realised according to rate at the time of allotment. In case variation in actual area is found to be above 20%, the premium would be charged in accordance with the current rate for the additional area.
18. The Allottee will also have to pay maintenance charges as and when demanded as raised by UPSIDC. In the event of non-payment of aforesaid maintenance charges this allotment will be cancelled.
19. The Allottee having plot area more than 300 sq.mt. will have to adopt rain water harvesting system compulsory in the building plan to be constructed, in the allotted plot, failing which lease shall be determined and allotment shall be cancelled.
20. Under section 194-1 A of Income Tax Act on purchase of property more than Rs. 50.00 Lacs, there is a provision of deduction of T.D.S @ 1% of the value of property. Allottee will deduct 1% T.D.S through Form No. 26 QB showing his PAN card No. & after depositing the same receipt will be submitted through Form No. 16B to the corporation. The above amount will be adjusted after verification through 26 AS.
21. Reservation for allotment of plot will be permissible as per the rules of Corporation as details available on our website.
22. In the event of enhancement of land compensation by any competent authority, the amount so demanded by corporation will have to be paid by allottee.
23. The possession of the plot is expected to be delivered by March 2017.
24. In case of any clarification or interpretation regarding these terms and conditions, the decision of the Managing Director, UPSIDC shall be final and binding on the allottee.
25. The Managing Director, UPSIDC reserves the right to make such additions, alterations or modifications in the terms and conditions of allotment from time to time as he/she may consider just and expedient.

Date :
Place :

.....
Signature of Applicant

UP State Industrial Development Corporation Ltd.
H.O: UPSIDC Complex, A-1/4 Lakhanpur, Kanpur.
Project Office: Senior Project Officer, Trans Ganga City, Gate No. 4,
Trans Ganga City Campus, Unnao.

APPLICATION FORM FOR RESIDENTIAL PLOT AT TRANS GANGA CITY, UNNAO.

To,
Senior Project Officer,
UP State Industrial Development Corporation Ltd.
Trans Ganga City, Gate No. 4,
Trans Ganga City Campus, Unnao.

Photograph
Self Attested

Sir,

I/We hereby apply for a residential plot at Trans Ganga City Distt. Unnao as per details below:-

1 Area of the plot required (Please ✓)

a) 120 Sq.Mt. b) 200 Sq.Mt. c) 250 Sq.Mt. d) 260 Sq.Mt. e) 300 Sq.Mt.

2. Full particulars of the applicant i.e. individual/firm/organization in whose name the plot is required to be allotted (TO BE FILLED IN BLOCK LETTERS) :-

a) Name of the individual person(s)* :

b) Name of Father/Husband* :

c) Nationality :

d) Category**(Please ✓)

1. General 2. OBC 3. ST 4. SC

e) Category to avail reservation of Plot (Please ✓)

1. General 2. Industrialist of Trans Ganga / its employees 3. Former/Present MP/ MLA of U.P.

4. U.P. Govt's. Employee 5. UPSIDC Employee / Present Board member/Deputation Employee

6. Applicant of U.P. Bench/Bar 7. Journalist Recognized by U.P. Govt. 8. Handicaps of Uttar Pradesh

f) Name of applicant's organization/firm : (Please enclose details of org./co.)

g) Address with Pin Code :

h) Telephone number (i) Landline (ii) Mob: (iii) Email.....

3. Amount & other details of the Bank Draft/Pay order enclosed towards Processing fee & Earnest money .

a. Amount :

b. Bank Name & Branch payable at :

c. Bank Draft/Pay order No. & Date :

4. Name, address and status of the person signing the application form:

a. Name : b. Age :

c. Address for correspondences with Pin Code No :

d. Telephone no. and e-mail address, if any: e. Bank A/c detail with

A/c No., Name of Bank, Name of Branch & IFSC code (for refund through RTGS) along with cancelled cheque of Bank A/c

5. Whether any plot has already been allotted to the applicant in any housing scheme of UPSIDC Ltd. earlier (Tick appropriate box) Yes No

Encl.: Copy of cancelled Cheque, Pay Order/D.D, Proof of reservation category, Pan No. of Applicant :

I/We agree to abide by the terms and conditions of allotment . I/We affirm that the information as mentioned above are true to the best of my/our knowledge and belief.

Date :

***Should be filled mandatory.**

.....
Signature of the Applicant

****In support of claimed reservation category a valid proof issued by competent authority is to be submitted with application**

Note : Incomplete application form shall not be entertained for Lottery/Allotment

Terms & Conditions

for Residential plot at Trans Ganga City, Unnao.

The application form duly filled in and signed should be submitted to the designated branches of Bank as per list enclosed along with payment towards processing fee amounting to Rs. 2000/- and earnest money equal to 10% of the premium of plot in duplicate. The applicant in his own interest should get the date and time of receipt noted in his copy (i.e. third copy). Incomplete application is liable to be rejected. Applicant may also download the above form from website of the corporation namely www.upsidc.com and deposit with the designated branches as per list enclosed along with Cost of form Rs. 2100/- as extra.

PAYMENT SCHEDULE :

- (a) The date of the allotment letter will be treated as the date of allotment, The allottee would be required to pay balance 15% of the total premium of plot after adjusting application money if any (Due to variation in plot size) within 30 days from the date of allotment as reservation money.
- (b) If the payments as stipulated in clause 2(a) above are not made, allotment shall automatically stand cancelled and an amount of 1% of earnest money already deposited will be forfeited.
- (c) Interest on balance premium is chargeable from the date of allotment @ 14% p.a. payable half yearly on 1 day of Jan./July each year. The first of such payment will be due on 1st Jan./July whichever comes first after six months from the date of allotment.

A rebate of 2% is however, admissible in case the payments due are made on or before the prescribed date and if there are no arrears of dues.

- (d) The allottee is expected to pay the interest & installments as per schedule given in the allotment letter on due dates and the corporation will not be responsible to send demand notice for payment of dues.

- (e) All the payments are to be made through Bank Draft/ Pay orders only, except cost of form which may be paid in cash in favour of "Project officer , Trans Ganga City, UPSIDC Ltd. " & Payable at "Kanpur".

Stamp duty, registration charges and legal expenses/fees involved in the execution of lease deed and other arrangement/documents from time to time will be borne by the allottee.

Plot would be allotted on "as is where is" basis and leveling etc., if any to be undertaken will have to be done at the expenses/ cost of the allottee.

- (a) The allottee will have to pay 0.5% of the total premium per annum as service charges on every 1st day of April in advance, which may be enhanced at the discretion of the corporation time to time.

- (b) The corporation further reserves the right to levy from time to time such recurring/one time fee as it deems appropriate and the allottee will have to pay to UPSIDC within 30 days of such demand made by the corporation. In case of default, allottee will be liable to pay interest @ 14% p.a. on the demanded amount from the date of issuance of demand letter.

The possession of the plot will be delivered after payment of reservation money i.e. 25% of total cost of Plot & after execution of lease deed. However, at the time of possession, the allottee is required to clear up-to-date payment of interest and premium. The possession of the plot will be delivered to the allottee or his/her duly authorized representative on date to be communicated by UPSIDC. Allottee shall have to take possession of the plot within 60 days from the date of such communication. In the event of failure to do so UPSIDC reserves right to cancel the allotment.

The allottee will abide by and submit to the rules of Municipal corporation or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the industrial area or so far as they affect the health, safety and convenience of the other inhabitants of the place and will not release any obnoxious gaseous, liquid or solid effluents from the plot in any case.

- (a) After possession of the plot allottee will have to submit building plan within 3 months from the date of possession of the plot for approval of UPSIDC/other competent authority. Allottee has to submit building plan based on site plan/set backs of the plot provided by UPSIDC for approval before any type of construction on site to UPSIDC or the competent authority. Prior approval of UPSIDC will also be necessary for making any amendments/extensions and alterations etc. in the already constructed building/house.

- (b) Allottees shall be penalised upto the extent of Rs. 1000/- or as per the extent rules of UPSIDC/ competent authority for starting construction on plot before approval of drawings.

- (c) Any violation of building bye- laws shall be treated as unauthorised construction and allottee will have to pay the compounding charges as per prevailing U.P. Govt. Directives/UPSIDA rules & bye-laws or rules of the competent authority for regularization of unauthorized construction.

Allottee will complete the construction of the house within a period of five years from the date of possession of the plot to the satisfaction of the UPSIDC failing which the UPSIDC will be free to cancel the allotment, re-enter the premises and to allot the same in favour of other applicants or make use of the same in whatsoever manner it deems fit.

10. The land of the plot shall be allotted on lease basis for 90 years. Lease rent shall also be payable by allottee @ 10% of the total cost of the land in lump sum before the execution of lease deed.

11. Allottee shall not use the plots and houses for any other purpose except residential use. The allottee should not indulge in any such activity/act which may amount to damage in land use and or is likely to cause pollution in view of UPSIDC.

12. Allottee shall not transfer the plot/house in any form by direct sale, mortgage, assignments etc. without the prior permission of the Corporation. Such permission will be granted on the basis of the terms and conditions as prevailing and such charges as prescribed and levied by UPSIDC when permission is granted.

13. In the event of cancellation of allotment on account of any default on the part of allottee the following amount shall stand forfeited to UPSIDC Ltd.:-

- (a) Interest @ 14% per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest mentioned in clause 2 above irrespective of the fact whether the dues had been paid on time or not.

- (b) Use & occupation charges/lease rent/service/maintenance charges.

14. The balance amount, if any, out of deposits made by allottee till then after deducting the amount to be forfeited as above will be refundable without any interest.

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Sewerage charges from UPSIDC for which the amount as charged by UPSIDC would be payable.

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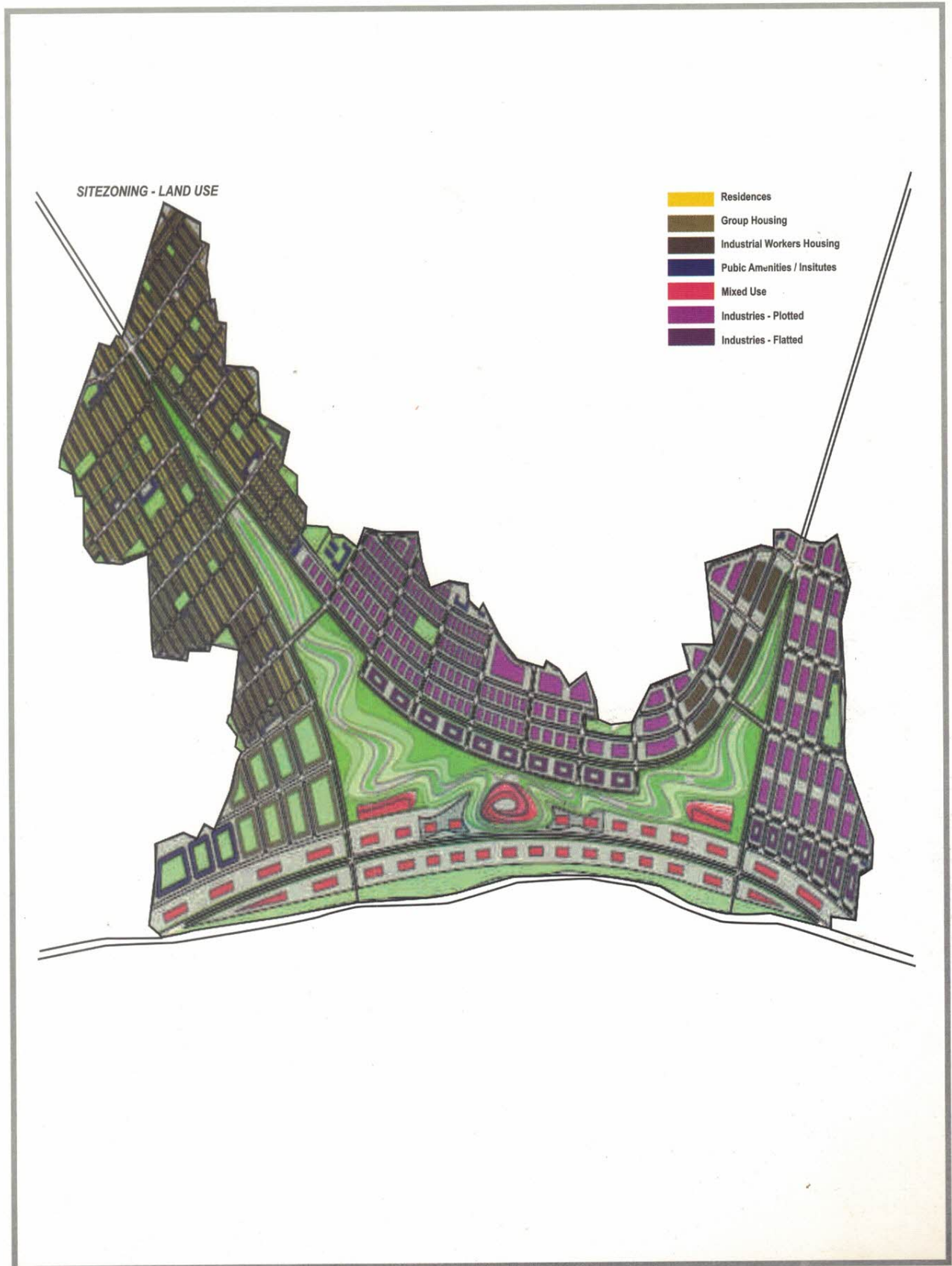
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Date :
Place :

Signature of Applicant

LAYOUT PLAN TRANS GANGA CITY, DISTT. UNNAO.





UP State Industrial Development Corporation Ltd.

UPSIDC Complex, A-1/4 Lakhanpur, Kanpur.

For more information : Senior Project Officer, Trans Ganga City, Gate No. 4, Trans Ganga City Campus, Unnao
or visit www.upsidc.com • Phone: 9415075096 (Between 10 am to 5 pm)