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## Uttar Pradesh Township Policy-2023 | Uttar Pradesh | 15 Mar 2023

### Why In News?

- According to the information received from the media on March 14, 2023, the Uttar Pradesh government is going to amend several rules to meet the residential needs of the people in the cities. For this, the proposed Uttar Pradesh Township Policy-2023 was presented before Chief Minister Yogi Adityanath.

### Key points

- It is known that the hi-tech township policy has ended in the state. There was a requirement of 500 acres in the integrated policy and 1500 acres in the hi-tech.
- The proposed Uttar Pradesh Township Policy-2023 will allow setting up of colonies on a minimum of cities with a population of less than two lakh 12.5 acres of land in in other cities and 25 acres. To reach the colonies, 24 meters of road will be mandatory and 12 meters inside.
- Under this policy, the land of village society, ceiling or other departments will be taken and left in another place. 50 acres will be licensed to set up colonies on agricultural land and residential land use in master plans up to Projects with an area of more than 50 acres.
- Village society and other government land will be regularized in 60 days. Under the provisions of the Revenue Code, more than 12.5 acres of land will be allowed to be taken.
- 10 acres in cities with a population of more than 50 Multipurpose sports complexes will be built in a minimum of lakh. Sports city, film city, IT city, Medicity, educational hub will be built in cities. The design of all major buildings will be kept of high quality and cultural and historical heritage will be linked to the development of the city.
- In townships settled in private areas, there will be a system of issuing sector-specific i.e., part-wise completion certificates, the map of those who have a certificate of the sector will be passed. If there is no completion certificate, the map will not be passed. Its purpose is to stop illegal construction.
- The scope of turnover is also being increased for obtaining license to set up townships in the private sector. There should be a turnover of Rs 75 lakh for each one acre. Earlier it was Rs 50 lakh.
- The lead member of the township will also not be changed at the development authority and housing development council level. For this, there will be a committee under the chairmanship of Principal Secretary, Housing. Now the license fee will also be Rs 50 thousand to two lakh per acre and GST will have to be paid. Earlier it used to be Rs 1.5 lakh only. Maximum 20 percent change in the limit of license area will be permissible.
- Keeping in view the interests of the allottees, the agreement will be done on having 75 percent land of the total area of the scheme. Earlier it was only 60 percent. In unavoidable circumstances, permission will be given to acquire 20 percent of the land of the road network.
- Key highlights of the new policy:
  - DM's permission is not required for taking land belonging to SC/ST.
  - Horizontal development will be promoted on the lines of Chandigarh.
  - There will be enough footpaths for pedestrians.
  - Rough or unused land will be made a green belt.
  - Parking facilities near parks, shopping complexes and police stations.
  - Use of treated water for horticulture in parks and green belts.
  - Net zero waste is required to be followed in relation to solid waste disposal.

