



आवास बंधु
आवास एवं नियोजन विभाग
उत्तर प्रदेश सरकार
APPROVED

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प्रधानमंत्री जन आवास योजना
सरल निवास, सफल विकास
SUPPORTING

उत्तर प्रदेश सरकार की अफोर्डेबल हाउसिंग नीति के अधीन

प्रधानमंत्री आवास योजना के लाभों सहित

एन० एच० 58, गाज़ियाबाद, मोदीनगर,
उत्तर प्रदेश सरकार द्वारा सस्ते घर पाने का स्वर्णिम अवसर
पंजीकरण अवधि-1 अक्टूबर से 15 नवम्बर, 2017

आबंटन
लकी
झा द्वारा

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Artistic Elevation Impression



गाज़ियाबाद विकास प्राधिकरण द्वारा स्वीकृत

बहुमंजिले भवनों की योजना



Ministry of Housing &
Urban Poverty Alleviation
Government of India



PRADHAN MANTRI AWAS YOJANA - HOUSING FOR ALL (URBAN)

CREDIT LINKED SUBSIDY SCHEME FOR EWS/LIG (CLSS FOR EWS/LIG)

Pradhan Mantri Awas Yojana (Urban) - Housing For All Mission, in order to expand institutional credit flow to the housing needs of urban poor is implementing credit linked subsidy component as a demand side intervention.

- Beneficiaries of Economically Weaker Section (EWS) and Low Income Group (LIG) seeking housing loans from Banks, Housing Finance Companies and other such institutions would be eligible for an interest subsidy at the rate of 6.5 % for a tenure of 20* years or during tenure of loan whichever is lower.
- The credit linked subsidy will be available only for loan amounts upto Rs 6 lakhs and additional loans beyond Rs. 6 lakhs, if any, will be at nonsubsidized rate.
- Interest subsidy will be credited upfront to the loan account of beneficiaries through Primary Lending Institutions (PLI), resulting in reduced effective housing loan and Equated Monthly Installment (EMI).
- The Net Present Value (NPV) of the interest subsidy will be calculated at a discount rate of 9 %.

HOME OWNERSHIP

The houses constructed/acquired with central assistance under the Mission should be in the name of the female head of the household or in the joint name of the male head of the household and his wife, and only in case when there is no adult female member in the family, the house can be in the name of male member of the household.

KEY HIGHLIGHTS OF THE SCHEME:

◆ Coverage

All Statutory Towns as per Census 2011 and towns notified subsequently, including planning area as notified with respect to Statutory Town.

◆ Purpose

New construction, acquisition and addition of rooms, kitchen, toilet etc. to existing dwelling as incremental housing.

◆ Beneficiaries

- Beneficiary family will comprise husband, wife and unmarried children.
- The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India.
- EWS Households having annual income up to Rs. 3,00,000/-
- LIG Households having annual income between Rs. 3,00,001/- and upto Rs. 6,00,000/-
- Preference under the scheme, subject to beneficiaries being from EWS/LIG segments, should be given to Manual Scavengers, Women (with overriding preference to widows), persons belonging to Scheduled Castes/ Scheduled Tribes/ Other Backward Classes, Minorities, Persons with disabilities and Transgender.

Central Nodal Agencies:



National Housing Bank
(wholly owned by Reserve Bank of India)
Core 5-A, India Habitat Centre,
Lodhi Road, New Delhi 110 003
CLSS Tollfree No: 1800-11-3377/88
E-mail: clssim@nhb.org.in



Housing and Urban Development Corporation Ltd.
(A Govt. of India Enterprise)
Core 7-A, India Habitat Centre, Lodhi Road,
New Delhi - 110 003
CLSS Tollfree No.: 1800-11-6163
E-Mail: hudconiw@hudco.org

* With effect from 01.01.2017

Sabka sapna...Ghar ho apna



Ministry of Housing &
Urban Poverty Alleviation
Government of India



PRADHAN MANTRI AWAS YOJANA-HOUSING FOR ALL (URBAN)

CREDIT LINKED SUBSIDY SCHEME FOR MIDDLE INCOME GROUP (CLSS FOR MIG)

Ministry of Housing and Urban Poverty Alleviation (MoHUPA) has introduced an interest subsidy scheme for acquisition/construction of houses (including re-purchase) to cater to the Middle Income Group (MIG) called 'Credit Linked Subsidy Scheme (CLSS) for MIG' given the projected growth of urbanization in India and the consequent housing demands. This will also be implemented as a Central Sector Scheme. The existing CLSS scheme under Pradhan Mantri Awas Yojana (Urban) - Housing for All Mission has been renamed as 'CLSS for EWS/LIG'.

Key highlights of the scheme

❖ Coverage

All Statutory Towns as per Census 2011 and towns notified subsequently, including planning area as notified with respect to statutory town.

❖ Purpose

Interest subsidy on housing loan for acquisition/construction of houses (including re-purchase).

❖ Beneficiary

Beneficiary family will comprise husband, wife and unmarried children. An adult earning member (irrespective of marital status) can be treated as a separate household.

❖ Eligibility

- The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India.
- In case of married couple, either of the spouses or both together in joint ownership will be eligible for a single house, subject to income eligibility of the household under the scheme.
- A beneficiary family should not have availed of central assistance under any housing scheme from Government of India.

❖ Carpet area

- Scheme will support acquisition/construction of houses (including re-purchase) of 90 sq. mts. (for MIG I) and 110 sq.mt. (for MIG II) carpet area as per income eligibility with basic civic infrastructure like water, toilet, sanitation, sewerage, road, electricity, etc.

❖ Scheme details

- Beneficiaries of MIG will be eligible for an interest subsidy with following features:

Particulars	MIG I	MIG II
Household Income (Rs. p.a.)	6,00,001 - 12,00,000	12,00,001 - 18,00,000
Interest Subsidy (% p.a.)	4.00%	3.00%
Maximum loan tenure (in years)	20	20
Eligible housing loan amount for interest subsidy (Rs.)	9,00,000	12,00,000
Dwelling Unit carpet area	90 sq. mts.	110 sq. mts.
Discount rate for Net Present Value (NPV) calculation of interest subsidy (%)	9.00%	9.00%

Central nodal agencies:



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उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

1.00 योजना का नाम

उ.प्र.सरकार की आवास योजना सिकका कन्नन ग्रीन्स मोदी नगर, गाजियाबाद में 3 कमरों की बहुमंजिले आवासीय भवनों के आवंटन हेतु पंजीकरण।

2.00 योजना का विवरण

2.10 स्थान

उक्त योजना गाजियाबाद विकास प्राधिकरण के विकास क्षेत्र में स्थित है।

2.20 भवनों के प्रकार

इस योजना में विभिन्न प्रकार के 3 कमरों के सेट वाले बहुमंजिले भवन विकसित किये जाने हैं। भवनों का विवरण तालिका संख्या 1 में दिया गया है। पृष्ठ संख्या 23 पर उपलब्ध है।

2.30 भवनों का अनुमोदित क्षेत्रफल

विभिन्न प्रकार के भवनों का क्षेत्रफल दर्शाया गया है। अपरिहार्य स्थिति में कब्ज के समय यह क्षेत्रफल भिन्न हो सकता है।

2.40 भवनों की अनुमानित संख्या

इस योजना के अंतर्गत उपलब्ध भवनों की संख्या 932 है। भवनों की संख्या में बिना किसी पूर्व सूचना के परिवर्तन किया जा सकता है।

2.50 भवनों का अनुमानित मूल्य

भवनों का अनुमानित मूल्य पृष्ठ संख्या 23 में दर्शाया गया है।

3.00 ग्राहता

3.10 आवेदक भारत का नागरिक होना अनिवार्य है।

3.20 योजना में आवेदन करने की अंतिम तिथि पर आवेदक की आयु 18 वर्ष से कम न हो।

1.00 SCHEME NAME

U.P. Govt.'s Awas Yojna - Sikka Kannan Greens, Modinagar, Ghaziabad : For Registration / allotment of 3 rooms residential houses under affordable Housing Yojna/ Scheme.

2.0 SCHEME DETAILS

2.10 LOCATION

The aforesaid scheme is situated in the area of the Ghaziabad Development Authority.

2.20 TYPE OF FLATS

Different types of 3 Room Set are available under this scheme. The details of flats are given in Table No.1 On Page No-23

2.30 ESTIMATED AREA OF FLATS

Super area of flats of different types has been mentioned. This area may vary at the time of Possession Culminated due construction Reason/Permissible limit.

2.40 ESTIMATED NUMBER OF FLATS

Total No of Flats available under the scheme are 932. Number of flats can be changed without any prior information.

2.50 ESTIMATED COST OF FLATS

Cost of Flats has been mentioned on Page No. 23

3.00 ELIGIBILITY

3.10 The applicant must be a citizen of India.

3.20 Applicant should not be less than 18 years old on the last date of submission of application form.

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

- 3.30** आवेदक या उसका परिवार (परिवार का तात्पर्य आवेदक, उसके पति/पत्नी तथा अवयस्क बच्चों से है) उ. प्र. सरकार की आवास योजना के एक से अधिक अफोर्डेबल भवन का आवंटन प्राप्त नहीं करेगा।
- 3.30** The applicant or his/her family (family means applicant, his wife/her husband and minor children) must not hold more than one affordable house developed by Awas Yojna of U.P.Govt.
- 3.40** जिन व्यक्तियों ने उ.प्र. शासन द्वारा जारी अफोर्डेबल हाऊसिंग नीति के अधीन आवास योजना के अंतर्गत पहले से ही पंजीकरण करवाया हुआ है तथा अभी आवंटन नहीं हुआ है ऐसे व्यक्ति भी निर्धारित पंजीकरण शुल्क जमा करा कर आवेदन कर सकते हैं किन्तु उन्हें इस योजना के अंतर्गत अन्य लोगों के समकक्ष ही माना जायेगा। ऐसे आवेदकों को अपने पूर्व पंजीकरण व योजनाओं का स्पष्ट उल्लेख आवेदन में करना होगा।
- 3.40** Persons who are already registered under U.P. Govt. affordable Housing Scheme but house has not been allotted , may also apply under this Scheme by paying registration amount . Such applicants will be considered at par with other in this scheme. These applicants must clearly mention their old registration number and scheme details.
- 3.50** यदि किसी व्यक्ति अथवा परिवार के आश्रित सदस्यों में से किसी भी एक सदस्य का एक से ज्यादा अफोर्डेबल भवन में आवंटन हो जाता है तो वह व्यक्ति आवंटित सम्पत्ति में से मात्र एक सम्पत्ति को ही रख सकता है अन्य आवंटित सम्पत्तियों के विरुद्ध जमा धनराशि बिना किसी कटौती के वापिस कर दी जायेगी
- 3.50** If a person or his / her dependant gets allotment in more than one affordable house , he/she will get full refund of the money deposited for all other properties without any deduction except one which he/she wants to retain.
- 4.00** आवेदन कैसे करें
- 4.00** HOW TO APPLY
- आवेदन पत्र/विवरण पुस्तिका नियम व शर्तों सहित बैंकों की प्रमुख शाखाओं से रु. 200/- के नगद भुगतान पर प्राप्त किया जा सकता है। विधिवत रूप से भरा हुआ एवं हस्ताक्षरित आवेदन पत्र पंजीकरण धनराशि के चैक/बैंक ड्राफ्ट सहित उपरोक्त बैंकों की शाखाओं में जमा कराये जा सकते हैं। बैंक ड्राफ्ट/चैक **सिक्का कन्नन ग्रीन्स** के पक्ष में देय तथा संबन्धित शहर की बैंक शाखा में भुगतान योग्य होना चाहिए।
- The registration/ application form will be available major branches of Banks on cash payment of Rs. 200.00 only. The duly filled and sigend application form along with Cheque / DD may be deposited into above mentioned bank branches. Cheque/ Bank draft would be in favour of Sikka Kannan Greens and payable at the branches of the bank where forms are to be deposited.
- 5.00** आवंटन: पंजीकृत आवेदकों को भवनों का आवंटन लॉटरी/ड्रॉ के द्वारा किया जायेगा। असफल आवेदकों की पूर्ण पंजीकरण धनराशि बैंक ड्राफ्ट/ऑनलाइन माध्यम से बैंकों द्वारा वापस की जायेगी।
- 5.00** ALLOTMENT : Registered applicants will participate in allotment of houses in open lottery / draw. Unsuccessful applicants will get refund of their full registration amount through bank DD/ online by banks.
- लॉटरी/ड्रॉ के आधार पर सफल आवेदकों को आवंटित भवन के अनुमानित मूल्य का 10 प्रतिशत (रजिस्ट्रेशन की धनराशि समायोजित करते हुए) आवंटन पत्र जारी होने की तिथि से 30 दिन के अन्दर चैक/बैंक ड्राफ्ट/ऑनलाइन के द्वारा जमा कराना होगा। आवेदन पत्र के साथ जमा की गई पंजीकरण राशि आवंटन धनराशि में समायोजित कर ली जाएगी।
- Successful applicants have to deposit 10% cost of the house as allotment money within 30 days from the date of allotment letter through cheque/ bank DD after adjusting earlier paid registration amount.
- 5.10** किस्तें: आवंटन पत्र जारी होने के उपरांत शेष 90 प्रतिशत धनराशि 12 तिमाही किस्तों के द्वारा तीन वर्षों में समय पर जमा करने पर बिना किसी ब्याज के देय होगी।
- 5.10** INSTALLMENTS: After the issue of allotment letter, the balance 90% amount will be payable without interest in case the amount are paid in 12 quarterly installments, in time.
- 5.20** आवेदक की वित्तीय स्थिति के आकलन के पश्चात बैंक द्वारा सुविधा के अनुसार अथवा 12 तिमाही किस्तों के भुगतान में बैंक ऋण सुविधा का लाभ प्राप्त किया जा सकता है। बैंक ऋण का देय ब्याज का भुगतान आवंटन को स्वयं करना होगा।
- 5.20** Based upon the financial eligibility of applicants the banks may provide facility of loan to pay quarterly installment or to pay installments of construction link plan(CLP). However the bank interest will be paid by the applicants.

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

5.30 एकमुश्त भुगतान पर छूट

आवंटन पत्र जारी होने की तिथि से 45 दिनों में भवन के मूल्य का 90% धनराशि एकमुश्त भुगतान करने पर भवन मूल्य में 10 प्रतिशत की छूट दी जाएगी। 45 दिन से अधिक विलम्ब से भुगतान करने पर यह सुविधा देय नहीं होगी।

आवेदक अपनी वित्तीय स्थिति के अनुसार एकमुश्त 90% धनराशि के भुगतान के लिए बैंक से ऋण सुविधा का लाभ प्राप्त कर सकता है। बैंक ऋण का देय ब्याज का भुगतान आवंटि को स्वयं करना होगा।

5.40 पेनल ब्याज

यदि देय धनराशि का भुगतान निर्धारित समय सीमा के भीतर नहीं किया जाता है तो आवंटि को देय धनराशि का भुगतान एसबीआई के उधार की ब्याज दर के अनुसार बिलंब की कुल अवधि के लिए भुगतान योजना के अनुरूप ब्याज सहित करना होगा।

6.00 समर्पण / निरस्तीकरण

6.10 सामान्य परिस्थिति में लॉटरी ड्रॉ किये जाने से पूर्व लिखित समर्पण करने पर पंजीकरण धनराशि में कोई कटौती नहीं की जायेगी।

6.20 यदि कोई आवेदक भवन का आवंटन होने के 30 दिन के अन्दर आवंटित भवन का समर्पण करता है तो इस स्थिति में पंजीकरण के धनराशि की वापसी रेरा एक्ट 2017 के प्रावधानों के अनुरूप की जाएगी।

6.30 यदि किसी आवेदक द्वारा भवन का आवंटन होने के पश्चात् देय आवंटन धनराशि का समय पर भुगतान नहीं किया जाता है अथवा आवंटन धनराशि /किस्तों का भुगतान समय पर न करने के कारण आवंटन निरस्त कर दिया जाता है तो इस दशा में पूर्ण पंजीकरण धनराशि जब्त कर ली जायेगी तत्पश्चात् यदि कोई धनराशि शेष रहती है। तो वह बिना ब्याज के वापस कर दी जायेगी। धनराशि वापसी हेतु आवंटि को समस्त मूल प्रपत्र व मूल रसीदें वापस जमा करानी होगी।

6.50 भुगतान विवरण के अनुसार दो किश्ते लगातार जमा न कराने की दशा में भवन का नियमानुसार आवंटन निरस्त करने का अधिकार विकास कर्ता को होगा तथा ऐसी दशा में सम्पूर्ण पंजीकरण धनराशि जब्त कर ली जाएगी और शेष धनराशि यदि कोई हो तो बिना ब्याज के वापस कर दी जाएगी। धनराशि वापसी हेतु आवंटि को समस्त मूल प्रपत्र व मूल रसीदें वापस जमा करानी होगी।

6.60 यदि आवंटि कब्जे की निर्धारित तिथि तक भवन का कब्जा नहीं लेता है तो रु. 1000/- प्रतिमाह चौकीदारी शुल्क देय होगा तथा प्रत्येक वर्ष इस शुल्क में 01 अप्रैल से 10 प्रतिशत की स्वतः बढ़ोतरी की जाती रहेगी एवं 3 माह तक कब्जा न लेने पर आवंटन निरस्त कर दिया जाएगा एवं रेरा के अनुसार कटौती कर शेष धनराशि बिना ब्याज के वापस कर दी जायेगी।

5.30 ONE TIME PAYMENT DISCOUNT

10 discount on total cost of the house will be provided if full 90% cost of the house is paid within 45 days from the date of issue of allotment letter. This facility of one time payment discount will not be available after due date.

Based upon the financial eligibility of applicants the banks may provide loan facility to pay one time 90% payment of house. However the bank interest on loan availed will be paid by the applicants

5.40 PENAL INTEREST

If the amount payable is not paid within time, an interest as per the SBI lending rate will be charged on the delayed amount for the delayed period as per the payment plan.

6.00 Surrender/ Cancellation

6.10 In normal circumstances, no deduction will be made in registration amount if application is surrendered in writing before lottery / draw.

6.20 If an applicant surrenders the allotted house within 30 days from the allotment then the repayment of the registration amount will be done as per the provisions stipulated under RERA Act 2017.

6.30 After allotment If an applicant does not pay allotment money in time or his allotment is terminated / forfeited due to non payment of allotment money or installments in time then full registration amount shall be forfeited and the balance amount, if any shall be refunded without any interest. All original documents & receipts will have to be submitted for refund.

6.50 The developers shall have the right to cancel the allotment of flat as per the rule if there is default in payment of two consecutive installments according to the payment schedule. In that case whole registration amount will be forfeited and the balance amount will be refunded without any interest. All original documents & receipts will have to be submitted for refund.

6.60 If the allottees does not take the possession of the flat on due date, chowkidari charge of Rs.1000per month shall be charged and will be increased automatically by 10% every year from 1st April. In case the possession is not taken till three months from the due date, allotment shall be cancelled and action shall be taken as per RERA Provision and the balance amount would be refunded without interest.

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

- 7.00** सामान्य आवेदक आरक्षित श्रेणी के आवंटन के पश्चात शेष भवनों का आवंटन सामान्य श्रेणी के अंतर्गत पंजीकृत आवेदकों के मध्य नियम 11.00 में निर्धारित प्रक्रिया के अनुसार किया जाएगा। सामान्य श्रेणी के अंतर्गत आवेदन करने वाले आवेदक अपने आवेदन पत्र की मद संख्या 14 के अंतर्गत कोड 01 भरें।

क्र. स. श्रेणी	कोड	प्रतिशत
1-अनुसूचित जाति	02	9%
2-अनुसूचित जन जाति	03	1%
3-अन्य पिछड़ा वर्ग	04	10%
4-रक्षा कर्मिक एवम सरकारी कर्मचारी	05	10%
रक्षा कर्मिक	06	
सरकारी कर्मिक	07	10%
5- भूतपूर्व सैनिक एवम उनके आश्रित		

- 8.00** ड्रा प्रक्रिया: पंजीकरण तिथि के समाप्त होने के बाद आगामी 2 माह में निर्देशक, आवास बन्धु, उ.प्र. शासन, लखनऊ के दिशा निर्देशन में योजना का लॉटरी ड्रा किया जाना प्रस्तावित है।

- 8.10** योजना के ड्रा के समय उपस्थित रहने के इच्छुक आवेदकों की उपस्थिति में ड्रा निकालकर भवन का आवंटन किया जाएगा। लॉटरी की तिथि एवं स्थान की सूचना व्यक्ति विशेष को अलग से नहीं दी जायेगी। उक्त सूचना का प्रकाशन समाचार पत्रों/वेबसाइट के माध्यम से किया जाएगा। किसी भी आवेदक द्वारा किसी भवन विशेष हेतु कोई भी दावा स्वीकार नहीं होगा।

9.00 असफल आवेदक

- 9.10** जिन आवेदकों को भवन आवंटित नहीं हो पाते हैं उन्हें ड्रा के पश्चात पंजीकरण राशि बिना ब्याज के 2 माह के अंदर वापिस कर दी जाएगी।

- 9.20** यदि इस योजना का ड्रा पंजीकरण की अंतिम तिथि के दो माह के अन्दर कर लिया जाता है तो जमा पंजीकरण राशि पर कोई ब्याज देय नहीं होगा। यदि ड्रा छह माह के पश्चात किया जाता है तो पंजीकरण की अन्तिम तिथि से धनराशि की वापसी की तिथि तक आवेदकों 12 प्रतिशत साधारण ब्याज देय होगा।

- 9.30** असफल आवेदकों को पंजीकरण राशि आवेदक के बैंक खाते में 2 माह के बाद ऑनलाईन अथवा बैंक ड्राफ्ट/चैक द्वारा संबंधित बैंक की नोडल शाखा के माध्यम से वापस कर दी जाएगी।

- 10.00** मिथ्या अभ्यावेदन अथवा तथ्यों का छुपाना यदि यह पाया जाता है कि आवेदक द्वारा गलत सूचनाएं दी गई हैं अथवा उसने किन्हीं वास्तविक तथ्यों को छुपाया है तो पंजीकरण के साथ-साथ भवन का आवंटन निरस्त कर दिया जाएगा एवं पंजीकरण राशि को जब्त कर लिया जाएगा।

- 11.00** कब्जा इस योजना में भवन का कब्जा निर्माण एवं विकास कार्य पूर्ण होने की पश्चात एवं आवंटन द्वारा कुल मूल्य/अन्य शुल्क की राशि, जमा करवाने तथा विक्रय विलेख निष्पादित एवं पंजीकृत कराने के उपरान्त दिया जायेगा जिसका व्यय आवंटन द्वारा वहन किया जायेगा।

- 11.10** प्रश्नगत योजना में उत्तर प्रदेश अपार्टमेंट एक्ट 2010 के प्राविधान लागू होंगे।

- 7.00** GENERAL APPLICANTS : After allotment of reserved category, remaining flats shall be allotted to the persons registered under general category as per provision of point 11.00 of brochure. Applicants applying under general category should fill 01 as quota code in their application form against item no. 14 .

Quota Description	Code	Percentage
1-Schedule Caste	02	9%
2-Schedule Tribe	03	1%
3-Other Backward Class	04	10%
4-Defence Persons, Govt. Employee		
Defence Person	05	10%
Persons in Govt. Service	06	
5-Ex.Serviceman & their dependents	07	10%

- 8.00** DRAW PROCEDURE : Lottery draw of the scheme is proposed within two months after the closing date of registration date proposed as per the directions of Awas Bandhu, Govt. of U.P., Lucknow.

- 8.10** The allotment of house will be made by a lottery draw in the presence of the applicants, who wish to be present. No information of the date & place of lottery /draw will be given specifically to any person. The aforesaid information will be published in the newspaper/on website. No claim for specific floor/ house will be accepted of any applicant.

9.00 UNSUCCESSFUL APPLICANTS

- 9.10** The unsuccessful applicants in lottery draw for allotment will get full refund of their registration amount within 2 months from the date of the draw without any interest.

- 9.20** Due to any unforeseen reasons If the lottery draw for allotment is held after Six months from the last date of registration then 12% simple interest will be given from the last date of registration till date of payment.

- 9.30** The registration amount shall be refunded in the unsuccessful applicants bank accounts after two month of the draw by nodal branches through Draft/cheque or online.

- 10.00** Fake presentation or suppression of facts If it is found that the applicant has given incorrect information or suppressed any material fact, the allotment will be cancelled and his/her registration amount shall be forfeited.

- 11.00** POSSESSION : Possession of the flat in this scheme shall be given after completion of development work and payment of total amount /other charges and lease rent amount and registration of sale deed by him/her. The cost of sale deed shall be borne by the allottee.

- 11.10** The Uttar Pradesh Apartment Act 2010 will be applicable to the scheme.

उत्तर प्रदेश सरकार की आवास योजना के तहत दिए गए लाभ

Other Charges अन्य शुल्क	Type of Flat फ्लैट के प्रकार (1Sq. Ft. = 0.0929Sq. Mtr.)	Charges शुल्क	Total amount payable कुल देय राशि	Total amount payable under the scheme स्कीम के तहत कुल देय राशि
EDC	842.78 Sq. Ft.	₹ 200 P.S.F	₹168400	NIL
Registry	842.78 Sq. Ft.	7%	₹ 1,39,982	₹ 100 Stamp Paper Charges
FFC	842.78 Sq. Ft.	₹ 50 P.S.F	₹ 42,100	NIL
Power Back-up	842.78 Sq. Ft.	₹ 20,000 per 1 KV	₹ 20,000	NIL
EEC	842.78 Sq. Ft.	₹ 50 P.S.F	₹ 42,100	NIL
IFMS	842.78 Sq. Ft.	₹ 25 P.S.F	₹ 21,050	NIL
IDC	842.78 Sq. Ft.	₹ 100 P.S.F	₹ 84,200	NIL
PLC	842.78 Sq. Ft.	₹ 50 P.S.F.	₹ 42,100	NIL

दर का अंतर

फ्लैट के प्रकार	सामान्य कीमत	योजना में कीमत	कुल लाभ
842.78 Sq. Ft.	₹ 24.41 लाख	₹ 19.99 लाख	₹ 4.42 लाख

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

- 11.20** आवंटी को समय-समय पर लागू होने वाले समस्त म्युनिसिपल कर एवं अन्य कर जो स्थानीय निकाय या शासन द्वारा नियम एवं उप-नियम के अन्तर्गत लगाये जाते हैं, का भुगतान कब्जा लेने की तिथि से समय पर जमा करना होगा।
- 11.30** आवंटी विद्युत कनेक्शन व PNG गैस कनेक्शन सम्बन्धित विभागों से अपने खर्च पर स्वयं लेगा।
- 11.40** यदि आवंटी निर्धारित तिथि तक भवन का कब्जा नहीं लेता है जो आवंटी को रुपये 1000/- प्रतिमाह की दर से चौकीदारी शुल्क देना होगा तथा इस शुल्क में प्रत्येक वर्ष 01 अप्रैल से 10 प्रतिशत की स्वतः बढ़ोतरी की जाती रहेगी।
- 12.00** आवंटी को समस्त मूल्य जमा कराने के उपरान्त, 3 महीने के अंदर समस्त औपचारिकतायें पूर्ण कराकर, अपने खर्च पर भवन का विक्रय विलेख पंजीकृत कराना होगा। आवंटी उ.प्र. शासन की नीति के अनुसार रजिस्ट्री शुल्क में छूट उपलब्ध प्राप्त कर सकता है।
- 13.00** **भवनों का प्रयोग**
आवंटी द्वारा भवनों का प्रयोग केवल आवासीय प्रयोजन के लिए ही किया जाएगा।
- 14.00** **अन्य महत्वपूर्ण सूचनाएं**
- 14.10** इस योजना में भवनों के आवंटन से पूर्व किसी भी शर्त में संशोधन का अधिकार परियोजना के विकासकर्ता को होगा तथा ऐसे संशोधन आवेदकों/आवंटियों को मान्य होंगे।
- 14.20** **मूल्य सूची** में दर्शाये गये भवनों के क्षेत्रफल में परिवर्तन हो सकता है। योजना के कब्जा के समय भवनों के क्षेत्रफल में परिवर्तन संभव है जो कि अंतिम रूप से बाद में सूचित किया जाएगा।
- 15.00** किसी विवाद की दशा में आवास बन्धु द्वारा स्वीकृत डीपीआर के आधार पर गाजियाबाद न्यायालय का निर्णय मान्य होगा।
- 16.00** किसी भ्रम की दशा में आवेदन पत्र का हिन्दी में लिखा गया विवरण मान्य होगा।
- 17.00** आवास का पोजेशन रेरा ऑथारिटी में योजना के पंजीकरण के लिए दिए गए दस्तावेज में घोषित समय पर दिया जाएगा।
- 18.00** अप्रत्याशित कारणों से-पोजेशन में बिलंब की स्थिति में ग्राहकों को रेरा के प्रावधानों के अनुरूप मुआवजा दिया जाएगा।
- 11.20** Allottee shall pay all the municipal taxes and other taxes which may be charged by Government or any local bodies from time to time according to laws and bye-laws from the date of possession.
- 11.30** Allottee, himself/herself, will take PNG/GAS connection related to the concerned department at his/her own expenses.
- 11.40** If the allottee does not take possession of the flat within the due time, he/she shall pay Rs. 1000/- per month Chowkidari charges to GDA and the charges will be increased automatically by 10% every year from 01 April.
- 12.00** **SALE DEED:** Allottee, at his/her own cost must complete all formalities and get the sale deed executed within three months after paying full cost of the property.
- 13.00** **USE OF FLATS**
The flats shall be used for residential purpose only by the allottee.
- 14.00** **OTHER IMPORTANT NOTICES**
- 14.10** Before the allotment of houses any terms and condition of the scheme may be revised by the developer and the same would be applicable to applicants/ allottees.
- 14.20** Area of flats shown in Price List may change. At the time of actual Possession of the scheme change in area is possible which will finally be informed to the allottee.
- 15.00** In case of any disputes, based on DPR approved by Awas Bandhu Lucknow, Ghaziabad courts shall have jurisdiction.
- 16.00** In case of any confusion regarding application form, the hindi version of the contents will be treated as authenticated.
- 17.00** The possession of home shall be given as per the declaration made in the document submitted to RERA authority at the time of getting the project registered.
- 18.00** In case of delay in possession, subject to force majeure, the buyer shall be compensated as per the provisions of RERA.

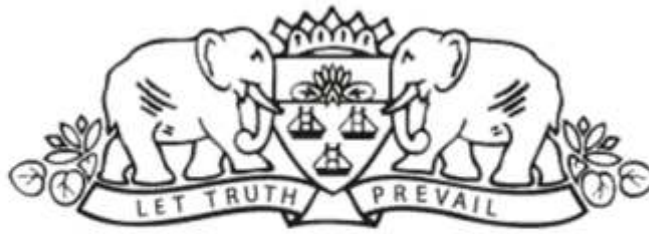
उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

आवेदन पत्र भरने के लिए मार्गदर्शन सिद्धान्त

1. आवेदन पत्र पर हस्ताक्षर आवेदकों द्वारा स्वयं अथवा उसके द्वारा प्राधिकृत किसी व्यक्ति द्वारा जिसे आवेदक द्वारा नॉन जुडिशियल स्टाम्प पेपर पर किसी प्रथम श्रेणी मजिस्ट्रेट अथवा सब-रजिस्ट्रार कार्यालय से पंजीकृत कराकर जिसे विशेष अटोर्नी अधिकार दिया गया हो, किया जाना चाहिए। ऑनलाइन आवेदन के मामले में हस्ताक्षर अपलोड करना होगा।
2. इन आवेदन पत्रों को एक कम्प्यूटर प्रणाली द्वारा प्रोसेस किया जाएगा। अतः इन फार्मों को केवल अंग्रेजी के बड़े अक्षरों में ही भरा जाना चाहिए। तथापि उस पर हस्ताक्षर किसी भी भाषा में किए जा सकते हैं।
3. अधूरे/अवैध/अपठनीय आवेदन पत्रों को रद्द कर दिया जायेगा। इस संबंध में कोई भी पत्र व्यवहार नहीं किया जायेगा।
4. एक खाने में केवल एक वर्ण (अक्षर अथवा अंक) ही भरें।
5. नाम/पते के लिए प्रत्येक दो शब्दों के बीच में एक खाना खाली छोड़ें।
6. आवंटी द्वारा भविष्य में किए जाने वाले पत्र व्यवहार में आवेदन संख्या, योजना कोड एवं सम्पत्ति कोड अवश्य लिखना चाहिए। जब तक आवेदक को सम्पत्ति कोड नहीं मिलता है फार्म की क्रम संख्या लिखी जा सकती है।
7. डाक पते में हुए किसी भी परिवर्तन की सूचना परिवर्तित पते का पहचान पत्र/निवास प्रमाण पत्र विकसिकर्ता को तत्काल दी जानी चाहिए।
8. आवेदक के हस्ताक्षर ये स्वयं सुस्पष्ट हैं। बिना हस्ताक्षर किया हुआ आवेदन पत्र निरस्त कर दिया जाएगा। ऑनलाइन के मामले में हस्ताक्षर अपलोड करना होगा।
9. योजना की अंतिम तिथि के बाद आवेदन पत्र में पते के अतिरिक्त और किसी भी प्रकार का परिवर्तन अनुरोध स्वीकार नहीं किया जाएगा।

GUIDELINES FOR FILLING UP THE APPLICATION FORM

1. The application Form must be signed by the applicant(s), or a person duly authorised by a special power of attorney should be on a Non-Judicial Stamp Paper duly attested by a First Class Magistrate or registered in Sub-Registrar's office. In case of online application signature should be uploaded.
2. The application forms are processed by computerised system. Hence these forms should be filled-in ENGLISH BLOCK LETTERS. Only the signature(s) may, however, be in any language.
3. Incomplete/Invalid/Illegible application forms are likely to be rejected. No correspondence in this regard shall be entertained.
4. Write only one character (alphabet or digit) in one block.
5. For Name/Address, leave one blank space in a block between any two words.
6. In all future correspondence Applications No., Scheme Code, Property Code should be quoted by the allottee. However, form Sl. Number may be quoted till Allottee's Code is not received.
7. Any Change in mailing address should be informed immediately to the developer with the proof of changed Voter I-card/Residential Certificate.
8. ALLOTTEE'S SIGNATURE : This term is self explanatory. Unsigned application form is liable to rejection. In case of online application applicant's signature should be uploaded.
9. No request in change of contents of application form shall be entertained after the closing date of scheme except change in address.



Reference

THE TIMES OF INDIA

Delhi-Meerut rapid rail priority for govt: CM Yogi

Kabir Agarwal | TNN | Updated: May 6, 2017, 08.23 AM IST

Meerut/Lucknow: In a joint press conference addressed by Union minister for urban development Venkaiah Naidu and Uttar Pradesh chief minister Yogi Adityanath, both leaders stressed on the importance of several infrastructure projects in the state including the Delhi-Meerut rapid rail project. The project is said to be the top priority for the government as a reduction in travel time from Delhi to Meerut could fuel further economic growth in the region. The much-awaited 92-kilometre corridor, which was first proposed more than 10 years ago, is to be built by National Capital Region Transport Corporation (NCRTC).

As Naidu handed over the release order of Rs 1,263 crore to the UP CM for different projects in the state in the state capital on Friday, Yogi Adityanath said, "The Delhi-Meerut rapid rail project is a very important project for the state and the country. The government will focus on the project and ensure that it is done on a priority basis. Efforts have been underway for this project even earlier, we will ensure that the work is speeded up."

The Board of NCRTC had cleared the Delhi-Ghaziabad-Meerut Rapid Rail Transit Corridor (RRTC) that will enable travel at the rate of 160 kmh. The 92km-long corridor, with a capital investment of Rs 21,902 crore, will bring down travel time between Delhi and Meerut to 60 minutes by a normal train.

The state government had recently given its nod for the project report that had been prepared by the Meerut Development Authority (MDA). "Last week, there was a meeting in Lucknow where we discussed the report and a presentation was made by the NCRTC to the state officials. The state accepted the report," said MDA vice chairman Yogendra Yadav. "Now, it is up to the NCRTC to implement the project," said Vivek Bhaskar, MDA's assistant town planner.

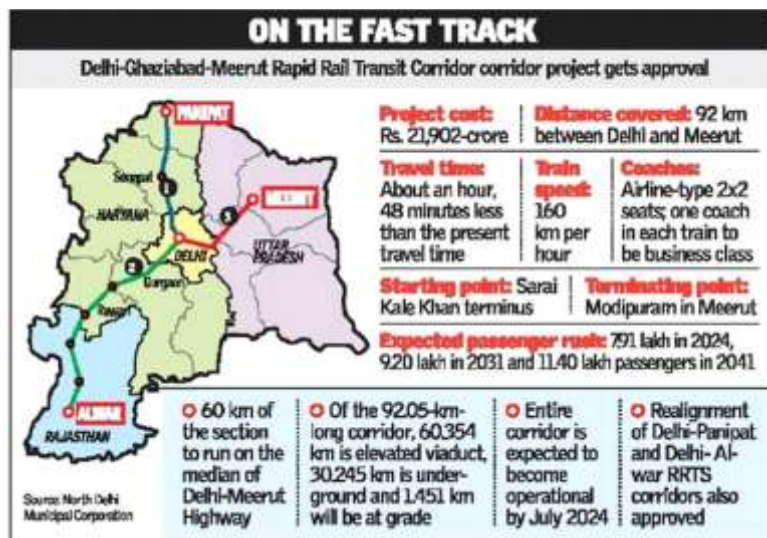
The project, conceived more than 10 years ago, is a segment of a larger plan to connect important towns in the NCR region with Delhi through a high speed based commuter transit system. The entire corridor is expected to be completed by 2024.

The corridor will originate at the Sarai Kale Khan bus terminal and pass through Delhi, Ghaziabad and Meerut regions before terminating at Modipuram. Of the 92.05 km-long stretch, 60.354km will be on an elevated viaduct, 30.245km will be underground, while 1.451km will be at grade for connections to two depots, one each at Duhai and Modipuram. In Delhi and Meerut the RRTC will be underground, including the stretch where the line will cross the Yamuna. The section running along the median of the Delhi-Meerut highway will be elevated. The line will have 17 stations.

Sources said that the Delhi-Meerut RRTC is expected to carry about 7.91 lakh passengers in 2024, 9.20 lakh in 2031 and 11.40 lakh passengers by 2041. The peak hour peak day traffic has been estimated at 18,224 in 2024, 22,215 in 2031 and 26,462 in 2041.

As per the project report, the 38.05km Sahibabad-Meerut south section, including the Duhai depot, is likely to commence revenue operations in January 2023, the 16.60km Sarai Kale Khan-Sahibabad in January 2024 and the remaining 37.40km Meerut South-Modipuram in July 2024.

Delhi-Meerut rapid rail project gets green light



Corridor to cost

Rs.21,902 crore, likely to be operational by 2024

The long awaited Delhi-Ghaziabad-Meerut Rapid Rail Transit System (RRTS) corridor is finally on track. Expected to start operations by 2024, the corridor would reduce travel time between the capital and Meerut to about an hour.

The board of National Capital Region Transport Corporation (NCRTC), which has the mandate of building the corridor, approved

the Rs.21,902 crore project on Tuesday. State-of-the-art trains running at a speed of 160 kmph between Delhi and Meerut, 92 km apart, would reduce the travel time by at least 48 minutes.

Sources in the Urban Development Ministry said the RRTS corridor project was first conceived more than 10 years ago. Delhi-Meerut RRTS corridor was one of such corridors proposed in 2005 by the National Capital Region Planning Board (NCRPB) under a 'Functional Plan on Transport for NCR-2032' to connect various important towns of the National Capital Region with high-speed rail-based commuter transit system.

Transit hub

The corridor would start from Sarai Kale Khan terminus station, which would become a transit hub with an existing bus terminal and the Hazrat Nizamuddin railway station nearby. The corridor would pass through densely populated areas of Delhi, Ghaziabad and Meerut, terminating at Modipuram.

Of the total 92.05-km-long corridor, 60.354 km is elevated viaduct, 30.245 km is underground and 1.451 km will be at grade for connections to two depots at Duhai and Modipuram. In Delhi and Meerut area, the RRTS will be underground, including the crossing of Yamuna river, sources in the Ministry said. There will be a total of 17 stations, including 11 elevated and 6 underground stations.

'Seamless travel'

The 38.05-km-long Sahibabad-Meerut South section, including Duhai Depot, is expected to become operational by January 2023, the 16.60-km Sarai Kale Khan-Sahibabad in January 2024 and the remaining 37.40-km Meerut South- Modipuram in July 2024.

"The board (chaired by Secretary, Urban Development, Rajiv Gauba) approved inter-operability of RRTS among the three corridors: Delhi-Meerut, Delhi-Panipat and Delhi-Alwar - to enable seamless travel to these four destinations besides reduction of costs through economies of scale in procurement of equipment and coaches," the official said.

"The board also decided in favour of ensuring multi-modal integration at Sarai Kale Khan, Anand Vihar, ISBT (Kashmere Gate) and Aero City in Delhi to enable easy transition from one mode of transit to the other," he said.

New alignments

"The NCRTC Board has also decided to take up with the Road Transport Ministry the realignment of Delhi-Sonepat-Panipat and Delhi-Rewari-Alwar RRTC corridors to run them along NH-1 and NH-8 respectively," the official said.

"This has been done keeping in view that the earlier alignments were away from highly inhabited areas besides passing through agricultural lands involving land acquisition costs, demolition, cutting of trees etc.," he said.

60% work on Eastern Peripheral Expressway over



Union Minister Nitin Gadkari surveys the progress, says project will be completed by August

Over 60% of the work on the 135-km Eastern Peripheral Expressway, being constructed from Kundli to Palwal, has been completed, Union Road Transport and Highways Minister Nitin Gadkari said on Friday.

Efforts are on to complete it by August, the Minister said, adding that work on the Palwal-Manesar section of the Kundli-Manesar-Palwal project has been completed.

He added that this was the first access-controlled expressway, being constructed at a cost of 4,418 crore.

After making an aerial survey of the progress on the Eastern Peripheral Expressway near Jahllaka village in Haryana, Mr. Gadkari said the project would help reduce vehicle pressure by up to 50% in Delhi, besides reducing pollution.

Mutual transit

After its completion, vehicles wouldn't have to enter Delhi for mutual transit to Uttar Pradesh, Uttarakhand, Punjab, Haryana, Rajasthan, Himachal Pradesh, and Jammu & Kashmir, Mr. Gadkari said, lauding the efforts of the Haryana government in completing the work in its territory.

Prime Minister Narendra Modi had laid the foundation of the expressway in November 2015.

Western expressway

Like Eastern Peripheral Expressway, work on construction of Western Peripheral Expressway in the State is also being carried out by the Haryana government, Mr. Gadkari said.

Apart from smooth traffic movement in the area, Mr. Gadkari said new possibilities for development of industrial and business sectors would be generated with the construction of the Eastern Peripheral Expressway.

The Eastern Peripheral Expressway would pass through Baghpat, Ghaziabad, Gautam Budh Nagar and Faridabad. Many modern facilities, including highway traffic management system, electronic signage, video incident detection system, warning devices, over speed checking system and fire optic network are being used in the project.

Of 330 structures, 222, including bridges, interchanges and over-bridges, have also been completed, the Minister said.

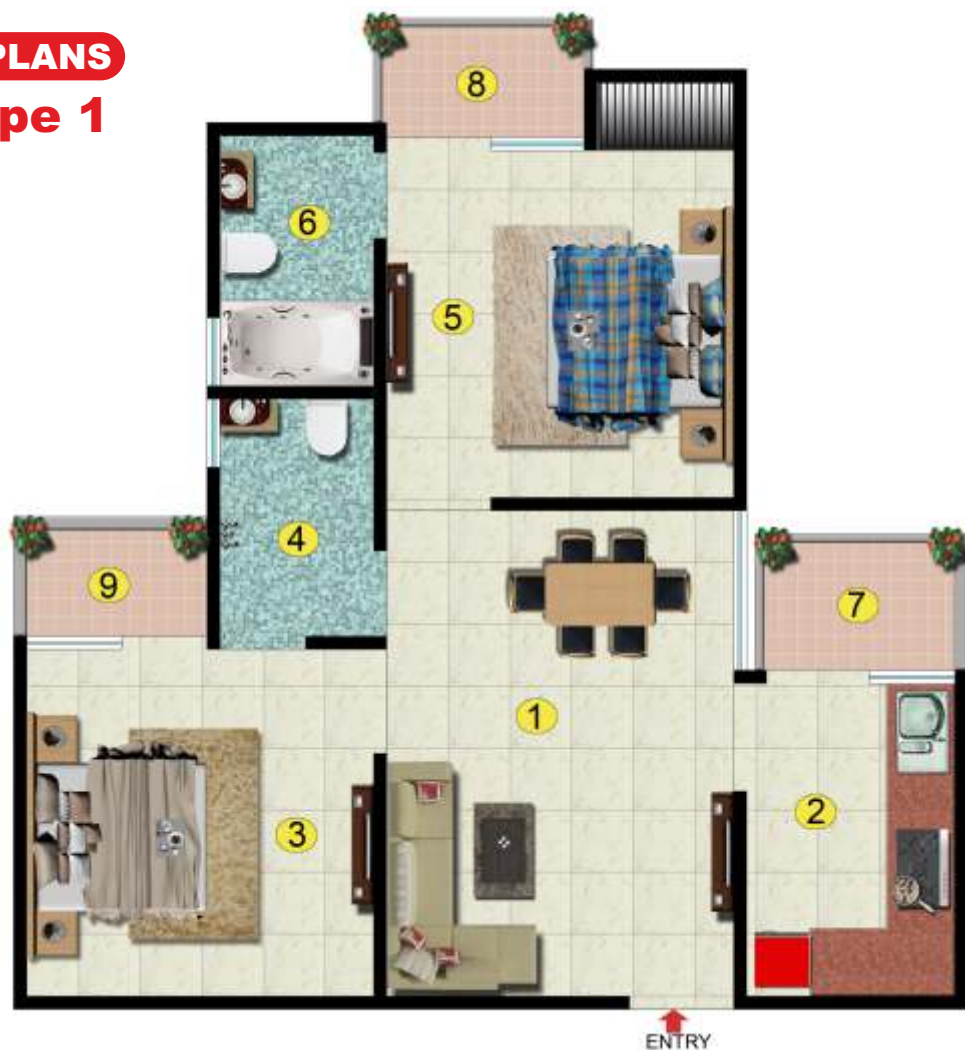
Other structures

In addition to construction of main bridges on the Yamuna, Hindon and Agra Canal, eight railway over-bridges, four over-bridges, 45 small bridges, 77 underpasses and 152 pedestrian underpasses are also part of the project, he added.

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

UNIT PLANS

Type 1



2ROOM+2TOILET+KITCHEN
SALE AREA = 72.41 SQMT (779.48 SQFT)

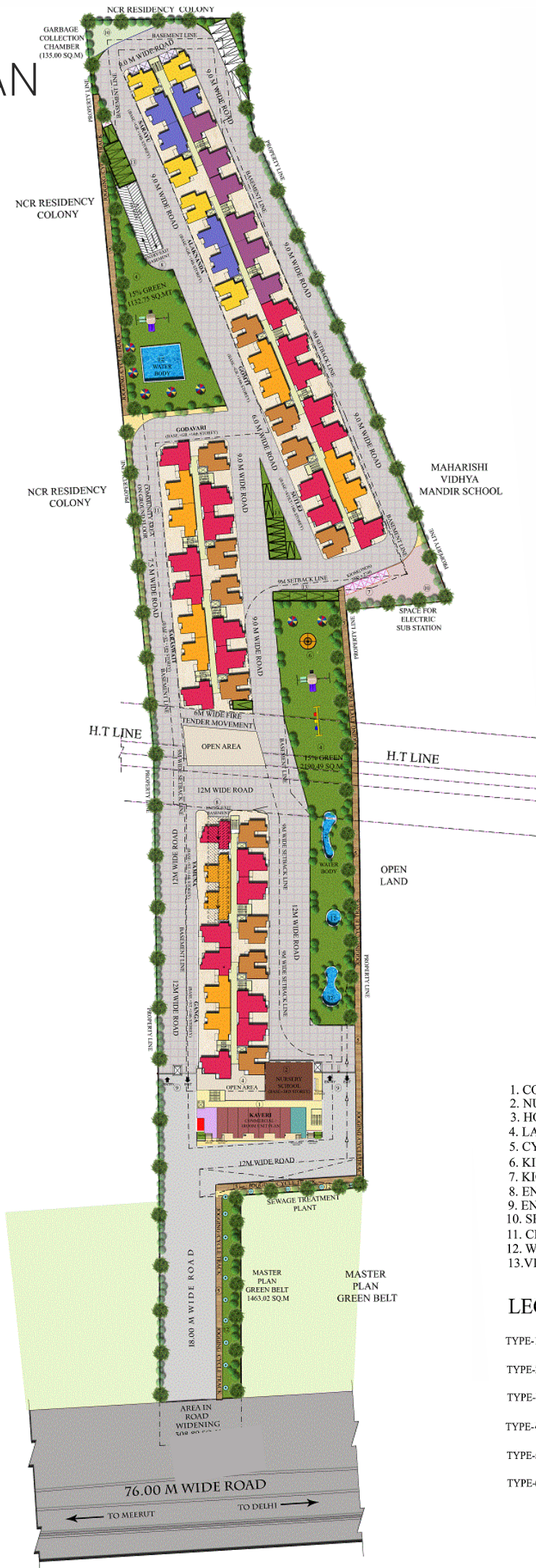
TYPE - 1			
Nos.	DESCRIPTION	SIZE	
		(1)	(2)
1.	DRG./DNG.	3.050	4.270
2.	KIT. SPACE	1.830	2.750
3.	BEDROOM 1	3.115	3.050
4.	TOILET 1	1.350	2.085
5.	BEDROOM 2	3.050	3.115
6.	TOILET 2	1.350	2.200
7.	BALCONY 1	1.200	WIDE
8.	BALCONY 2	1.050	WIDE
9.	BALCONY 3	1.050	WIDE



SALEABLE AREA DETAIL

TYPE	CARPET AREA (AS/RERA)		EXTERNAL WALL AREA		BALCONY AREA		COMMON AREA		SALEABLE AREA (SUPER BUILT-UP AREA)	
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
TYPE - 1	480.93	61.7	39.61	5.08	65.34	8.4	193.6	24.83	779.48	100

SITE PLAN



1. COMMERCIAL BLOCK/1 ROOM UNIT
2. NURSERY SCHOOL
3. HOUSING BLOCK
4. LANDSCAPE GREEN
5. CYCLE TRACK/JOGGING
6. KIDS PLAY AREA
7. KIOSK'S
8. ENTRY /EXIT RAMP FROM BASEMENT
9. ENTRY/EXIT GATE TO SOCIETY
10. SPACE FOR SERVICES
11. CLUB AT GROUND FLOOR
12. WATER BODY
13. VISITOR PARKING

LEGEND:-

- TYPE-1 3 ROOMS + KITCHEN + 2 TOILET
- TYPE-2 3 ROOMS + KITCHEN + 2 TOILET
- TYPE-3 3 ROOMS + KITCHEN + 2 TOILET
- TYPE-4 3 ROOMS + KITCHEN + 2 TOILET
- TYPE-5 3 ROOMS + KITCHEN + 2 TOILET
- TYPE-6 3 ROOMS + KITCHEN + 2 TOILET

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

UNIT PLANS

Type 2



2ROOM+ 2TOILET+ KITCHEN
Sale Area = 73.41sqmt(790.2 sqft)

TYPE - 2			
Nos.	DESCRIPTION	SIZE	
		(1)	(2)
1.	DRG./DNG.	4.270	3.050
2.	KIT. SPACE	1.830	3.050
3.	BEDROOM 1	3.115	3.050
4.	TOILET 1	1.375	2.085
5.	BEDROOM 2	3.050	3.115
6.	TOILET 2	1.375	2.200
7.	BALCONY 1	1.200	WIDE
8.	BALCONY 2	1.050	WIDE
9.	BALCONY 3	1.050	WIDE



SALEABLE AREA DETAIL										
TYPE	CARPET AREA (AS/RERA)		EXTERNAL WALL AREA		BALCONY AREA		COMMON AREA		SALEABLE AREA (SUPER BUILT-UP AREA)	
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
TYPE - 2	486.96	61.62	42.62	5.4	64.37	8.14	196.25	24.83	790. 2	100

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

UNIT PLANS

Type 3



3ROOM+2TOILET+KITCHEN
74.89 sqmt (806.13 sqft)

TYPE - 3			
Nos.	DESCRIPTION	SIZE	
		LENGTH	WIDTH
1.	DRG./DNG.	3.050	4.280
2.	KIT. SPACE	1.830	2.815
3.	BEDROOM 1	3.050	3.115
4.	TOILET 1	2.020	1.350
5.	BEDROOM 2	3.050	3.115
6.	TOILET 2	1.350	2.135
7.	BALCONY 1	1.355 WIDE	
8.	BALCONY 2	1.050 WIDE	
9.	BALCONY 3	1.050 WIDE	



SALEABLE AREA DETAIL										
TYPE	CARPET AREA (AS/RERA)		EXTERNAL WALL AREA		BALCONY AREA		COMMON AREA		SALEABLE AREA (SUPER BUILT-UP AREA)	
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
TYPE - 3	495.57	61.47	46.50	5.76	54.89	6.8	209.17	25.94	806.13	100

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

UNIT PLANS

Type 4



3ROOM+2TOILET+KITCHEN

Sale Area= 77.4 sqmt(833.21 sqft)

TYPE - 4			
Nos.	DESCRIPTION	SIZE	
		LENGTH	WIDTH
1.	DRG./DNG.	4570	3200
2.	KIT. SPACE	1830	2750
3.	BEDROOM 1	3050	3200
4.	TOILET 1	1525	2085
5.	BEDROOM 2	3350	3050
6.	TOILET 2	1525	2200
7.	BALCONY 1	1.200 WIDE	
8.	BALCONY 2	1.050 WIDE	
9.	BALCONY 3	1.050 WIDE	



SALEABLE AREA DETAIL										
TYPE	CARPET AREA (AS/RERA)		EXTERNAL WALL AREA		BALCONY AREA		COMMON AREA		SALEABLE AREA (SUPER BUILT-UP AREA)	
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
TYPE - 4	516.13	61.94	43.59	5.23	67.06	8.04	206.43	24.77	833.21	100

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

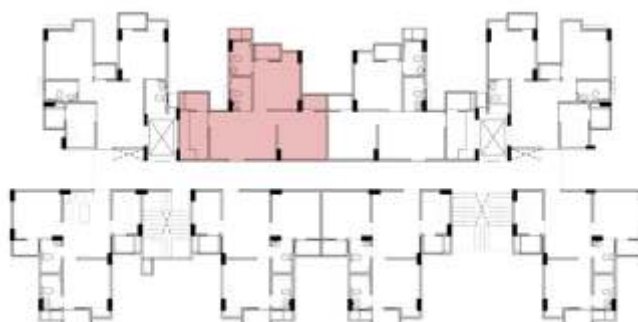
UNIT PLANS

Type 5



3ROOM+2TOILET+KITCHEN
SALE AREA = 77.6 sqmt (835.32 sqft)

UNIT TYPE - 5			
Nos.	DESCRIPTION	SIZE	
		(1)	(2)
1.	DRG./DNG.	3050	4890
2.	KIT. SPACE	1830	2750
3.	BEDROOM 1	3050	3200
4.	TOILET 1	1525	2085
5.	BEDROOM 2	3350	3050
6.	TOILET 2	1525	2200
7.	BALCONY 1	1.200 WIDE	
8.	BALCONY 2	1.050 WIDE	
9.	BALCONY 3	1.050 WIDE	



SALEABLE AREA DETAIL										
TYPE	CARPET AREA (AS/RERA)		EXTERNAL WALL AREA		BALCONY AREA		COMMON AREA		SALEABLE AREA (SUPER BUILT-UP AREA)	
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
TYPE - 5	520.54	62.3	41.44	4.96	66.09	7.91	207.25	24.8	835.32	100

LOCATION ADVANTAGE

NH 58	0 KM
Modinagar Railway Station	4 KM
Muradnagar Railway Station	4 KM
Eastern Peripheral	8 KM
Anand Vihar	25 KM
Meerut City	28 KM
SRM University	200 Meters
Rapid Metro Station	200 Meters
KIET College	6 KM
HLM College	8 KM
DPS School	9 KM
ITS Dental College	6 KM
UIMT College	2 KM
BBDIT College	9 KM
Hindon Airport	20 KM
Delhi ISBT	35 KM
Delhi Railway Station	35 KM

उत्तर प्रदेश सरकार द्वारा सामान्य नागरिकों को सस्ते घर का उपहार

UNIT PLANS

Type 6



3ROOM+2TOILET+KITCHEN

SALE AREA= 78.29 sqmt (842.78 sqft)

TYPE - 6			
Nos.	DESCRIPTION	SIZE	
		LENGTH	WIDTH
1.	DRG./DNG.	3.050	4.580
2.	KIT. SPACE	1.830	2.750
3.	BEDROOM 1	3.050	3.115
4.	TOILET 1	2.020	1.500
5.	BEDROOM 2	3.050	3.360
6.	TOILET 2	1.500	2.135



SALEABLE AREA DETAIL

TYPE	CARPET AREA (AS/RERA)		EXTERNAL WALL AREA		BALCONY AREA		COMMON AREA		SALEABLE AREA (SUPER BUILT-UP AREA)	
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
TYPE - 6	520.86	61.8	48.22	5.72	56.62	6.71	217.08	25.7	842.78	100

UNDER UP GOVT`S AFFORDABLE HOUSING SCHEME PRICE LIST

	3 Room Set 2 Bed Room + 1 Drawing cum Dining+ 2 Toilet + 3 Balcony +kitchen	3 Room Set 2 Bed Room + 1 Drawing cum Dining+ 2 Toilet + 3 Balcony +kitchen	3 Room Set 2 Bed Room + 1 Drawing cum Dining+ 2 Toilet + 3 Balcony +kitchen	3 Room Set 2 Bed Room + 1 Drawing cum Dining+ 2 Toilet + 3 Balcony +kitchen	3 Room Set 2 Bed Room + 1 Drawing cum Dining+ 2 Toilet + 3 Balcony +kitchen	3 Room Set 2 Bed Room + 1 Drawing cum Dining+ 2 Toilet + 3 Balcony +kitchen
TYPE	T1	T2	T3	T4	T5	T6
SUPER AREA (IN SQFT)/ (IN SQ MT)	779.48 SQ FT/ 72.44 SQ MT	790.20 SQ FT. / 73.43 SQ MT	806.13 SQ FT. / 74.91 SQ MT	833.21 SQ FT/ 77.43 SQ MT	835.21 SQ FT. / 77.62 SQ MT.	842.78 SQ FT/ 78.32 SQ MT
BUILT UP AREA (IN SQ FT/ IN SQ MT)	595.14 SQ FT/ 55.31 SQ MT	603.21 SQ FT./ 56.06 SQ MT	615.37 SQ FT/ 57.19 SQ MT	636.04 SQ FT/ 59.11 SQ MT	637.65 SQ ST/ 59.26 SQ MT	643.11 SQ FT/ 59.78 SQ MT
PRICE IN LAKH	18,51,265.00 LAC	18,76,725.00 LAC	19,14,558.75 LAC	19,78,873.75 LAC	19,83,623.75 LAC	20,01,602.50 LAC
TOTAL NO OF FLATS	84	70	70	168	350	158

OTHER CHARGES	PRICE
EEC	FREE
EDC	FREE
IFMS	FREE
FFC	FREE
PLC	FREE
IDC	FREE
POWER BACKUP	FREE

OTHER CHARGES	PRICE
CLUB	NIL
COVERED CAR PARKING (ON OFFER OF POSSESSION)	150000

NOTE:

- Cheque / demand draft towards consideration of the Residential Apartment / Flat to be made in favour of " sikka kannan greens" payable at New Delhi/ Noida
- In case the cheque comprising booking amount is dishonoured due to any reason whatsoever the present application shall be deemed to be null and void and the allotment, if any shall stand automatically cancelled /revoked/ withdrawn without any notice to the Applicant
- All amount received from intending Allotee(s) other than Resident Indian shall be from NRE/NRO/Foreign Currency Account only.
- Applications shall be considered as incomplete if not accompanied by photographs, PAN No. of the applicant(s) & copy of Address Proof it is mandatory to affix passport size photograph of all the Applicant (s) in designated places in the Application Form.
- Rate of GST for construction of affordable housing complex under SAC court/9954 is currently at 6% as per the notification number which shall be charged and as per Input Tax Credits (ITC) 171, the benefits will be passed on to the concerned buyer accordingly.

GENERAL SPECIFICATION FOR SIKKA KANNAN GREENS

Earthquake resistant structure zone IV compliance designed by highly experience structural Engineers	
SUPER STRUCTURE	: RCC Framed Structure having RCC Slabs , Beams, Column, Shear walls and Brick Partition walls designed by IIT Engineer's (As per IS code).
FLOORING	: Vitrified Tiles in Drawing/Dining/Bedrooms/Kitchen/ Anti-Skid ceramic tiles in toilet & balcony. Marble stone flooring in corridor, lift, lobby and staircase
DOOR & WINDOWS	: Windows Glazed Anodized Aluminum as per IS standards Doors in Hardwood frames with laminated flush doors
KITCHEN	: Granite top working platform, Single Bowl Stainless steel sink, Ceramic glazed tiles 2 feet above working platform with CP fittings.
TOILETS	: Provision for hot and cold water system. Glazed tiles in pleasing colors on walls upto door level. European style W.C's, washbasins & cisterns in light shade of standard make and Chrome plated fittings of standard make
INSIDE WALL FINISH	: Inside walls with punning and acrylic emulsion paint
ELECTRICALS	: Modular switches, sufficient light and power points, cable TV and Telephone points . Copper wires in concealed PVC conduits with protective MCB.
EXTERNAL FINISH AND EXTERNAL FACADE	: Modern and elegant outer finish with high quality paint with plaster. Exterior treated with Excellent weather proof finish in pleasing shades with superior paints. Decorative Lobby / Entrance lobby with tiles up to 7 feet and texture paint and Marble Flooring.
ELEVATOR/ LIFT	: Elevators equipped with latest safety provisions in Each Block. Water Supply Underground and overhead water tanks with pumps for uninterrupted water supply

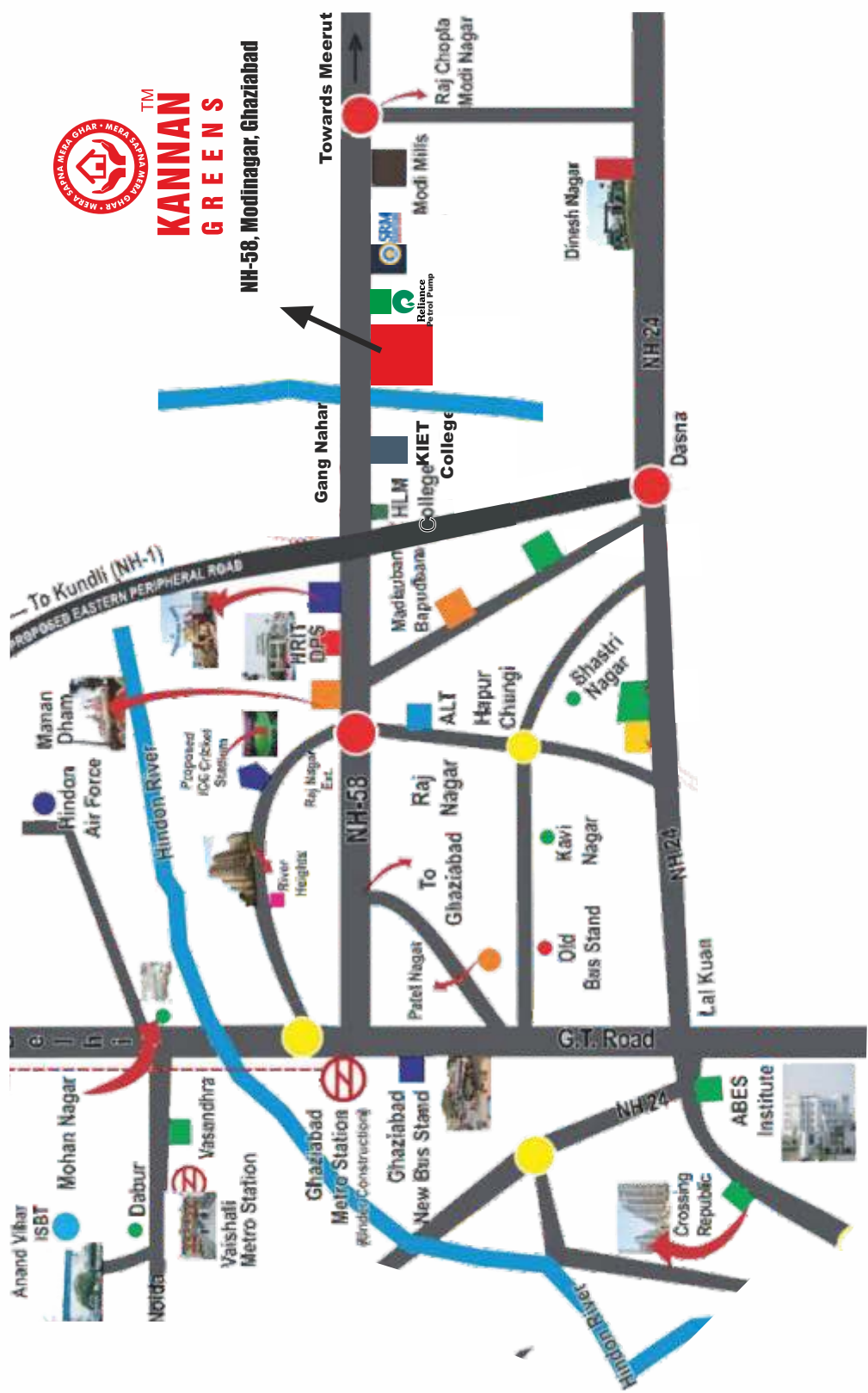
PLAYMENT PLAN

CONSTRUCTION LINKED PAYMENT PLAN	
RS. 30,000	ON REGISTRATION
10% OF TOTAL BSP (LESS REGISTRATION AMOUNT)	ON ALLOTMENT
10% OF TOTAL BSP	ON START OF EXCAVATION
5% OF TOTAL BSP	ON START OF RAFT CASTING
5% OF TOTAL BSP	ON START OF BASEMENT SLAB
5% OF TOTAL BSP	ON START OF 1ST FLOOR ROOF SLAB
5% OF TOTAL BSP	ON START OF 3RD FLOOR ROOF SLAB
5% OF TOTAL BSP	ON START OF 6TH FLOOR ROOF SLAB
7.5% OF TOTAL BSP	ON START OF 9TH FLOOR ROOF SLAB
7.5% OF TOTAL BSP	ON START OF 12TH FLOOR ROOF SLAB
7.5% OF TOTAL BSP	ON START OF TOP FLOOR ROOF SLAB
7.5% OF TOTAL BSP	ON START OF EXTERNAL PLASTER
7.5% OF TOTAL BSP	ON START OF INTERNAL PLASTER
7.5% OF TOTAL BSP	ON START OF FLOORING
10% OF TOTAL BSP & CAR PARKING DEVELOPMENT CHARGES & OTHER CHARGES (IF ANY)	ON OFFER OF POSSESSION

DOWNPAYMENT PLAN	
RS. 30000	ON REGISTRATION
10% OF TOTAL BSP (LESS REGISTRATION AMOUNT)	ON ALLOTMENT
85% OF TOTAL BSP	WITHIN 45 DAYS
5% OF TOTAL BSP & CAR PARKING DEVELOPMENT CHARGES & OTHER CHARGES (IF ANY)	ON OFFER OF POSSESSION

(The stages of casting may vary depending upon the actual construction work.*)

लोकेशन मैप



महाराष्ट्र सरकार द्वारा मंजूर वित्तिय गृह योजना
Uttar Pradesh Government Approved Affordable Housing Scheme

APPLICATION FORM

I/We as mentioned below am/are interested in Applying for a unit in your project **Sikka Kannan Greens**. Our Particulars are as under.

SOLE OR FIRST APPLICANT (S) Mr./Mrs./Ms.

S/W/D of

Nationality DOB Profession

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin

Income Tax Permanent Account No.(PAN No.)

Occupation Department(if any)

Annual Income Email

Mobile Phone No

Present / Communication Address.

City State Pin

Permanent Address.

City State Pin

Office Address.

City State Pin

JOINT OR SECOND APPLICANT (S)

Mr./Mrs./Ms

S/W/D of

Nationality DOB Profession

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin

Income Tax Permanent Account No.(PAN No.) Occupation

Department(if Any) Annual Income

Email Mobile Phone No

Present / Communication Address.

City State Pin

Permanent Address

City State Pin

Office Address.

City State Pin

Category Applied for SC ☐ ST ☐ OBC ☐ DEFENCE and Govt Emp. ☐

Attach documents for applied category.

Ex DEFENCE and DEPENDENT ☐

Dear Sir, I/We undersigned that a flat may be allotted to me/us as per the company terms and conditions which I/We have understood and shall abide by the same as stipulated by the company.

Sign 1st Applicant

Sign 2nd Applicant

Joint/Second Applicant- Mr./Mrs./Ms.

3.) Payment Plan: CLP [] Any Other [] (Specify).

[illegible]

IFMS Charges	Rs. NIL
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[illegible][illegible]

Remaining Loan Amount.....

Remaining Loan Amount.....

AUTHORISED SIGNATORY

TERMS AND CONDITIONS

- A. The Applicant(s) has applied for allotment of Residential Apartment/Flat in the Project named "Kannan Greens" to be developed and constructed by M/s. Sikka Developers Pvt. Ltd. (herein after referred to as the Company) on land situated at The revenue estate of village Abupur, situated at Tehsil Modi Nagar, District Ghaziabad, Uttar Pradesh.**
- B. NATURE OF APPLICATION**
Nature of the present Application is purely tentative. The allotment of Residential Apartment/Flat is entirely at the discretion of the Company. The allotment of the said Residential Apartment/Flat shall be confirmed only upon the execution of the Allotment Agreement by the Company and the due execution/acceptance of the same by the Applicant(s).
- C. REGISTRATION & OTHER CHARGES**
Registration charges, stamp duty and incidental expenses there to, as applicable at the time of registration, shall be extra and shall be borne by the Applicant(s)/Final Allottee(s). Other statutory taxes and charges for additional facilities as applicable from time to time shall be extra and are to be borne by the Applicant(s). If any.
- D. TIMELY PAYMENTS TO BE THE ESSENCE OF APPLICATION**
Timely Payment of instalment of basic sale price and all other allied charges pertaining to the Residential Apartment/Flat, by the Applicant(s), shall be the essence of the present application and the subsequent Allotment Agreement. However, in the event of breach of any of the terms & conditions of the present application and/or the payment plan opted by the Applicant(s), the present application will be cancelled/rejected at the sole discretion of the company. The rejected/cancelled application shall not be ordinarily revived/reconsidered however, the Company may in its absolute discretion revive/reconsider the rejected/cancelled application on such terms and conditions as may be framed by the Company, from time to time, in this regard and which may include the payment of whole of the outstanding dues with higher rate of penal interest and other administrative/restoration charges.
- E. ACTIVITY AGAINST THE COMPANY/PROJECT**
If the applicant is found involved in any activity against the interests of the Company/Project whether individually or in a group and whether through word of mouth, internet, publication or through other illegal or mob activity then it shall give the unfettered right and discretion to the Company to terminate the application/booking/allotment of such applicant without any notice.
- F. MODE OF PAYMENT**
All payments from outstation locations are to be paid through DEMAND DRAFTS ONLY. Demand Drafts/Local cheques are to be made payable to M/s. Sikka Developers Pvt. Ltd., payable at New Delhi. After each payment the Applicant(s) must insist on a duly signed receipt from the duly authorised personnel of the Company.
- G. DELAYED PAYMENTS**
If the amount payable is not paid within time, an interest as per the SBI lending rate will be charged on the delayed amount for the delayed period as per the payment plan.
- H. HOUSING LOANS**
Applicant(s) may, as per their own individual choice and at their sole discretion, choose to avail the loan/financial facility from the banks/financial institutions to finance the said Residential Apartment/Flat. However, availing of such facility by the Applicant(s) shall in no manner change/vary the obligations of the Applicant(s) under the present application including the condition of the timely payment as per the payment plan opted by the Applicant(s). If a particular Institution/Bank delays or refuses to extend financial assistance to the Applicant(s), on any ground whatsoever, the applicant(s) shall not make such refusal as cause for delay or non-payment of further instalments/dues. The Company shall not be liable/responsible in any manner whatsoever in this regard.
- I. CANCELLATION CHARGES**
If an applicant surrenders the allotted house within 30 days from the allotment then the repayment of the registration amount will be done as per the provisions stipulated under RERA Act 2017.
1. No amount from the token amount i.e Rs. _____/- (Rupees _____ Only) shall be refunded under any circumstances.
 2. If for any reason, whatsoever, the applicant(s) applies for the cancellation of the application then in such case the amount equal to earnest money along with the tax and the brokerage shall stand forfeited and the balance amount shall be refunded to the applicant(s) without any interest within 90 days from receiving such request.
 3. If, due to any default/breach of any terms of this application including any default in making the timely payments by the applicant(s), the present application is cancelled/rejected by the Company the _____ the earnest money along with the tax and the brokerage shall stand forfeited.
 4. Refund shall be made to the applicant(s) within 90 days from the date of intimation of cancellation by the Company to the applicant(s) subject to fulfilment of such other and further conditions by the _____ Applicant(s), as may be prescribed by the Company in this regard.
- J. POSSESSION**
The possession of home shall be given as per the declaration made in the document submitted to RERA authority at the time of getting the project registered.
- K. CHANGES IN DRAWINGS/ DESIGNS**
Due to any unforeseen requirement of the authority/government/company, the company has every right to change the design/s and specification of the Residential Apartment/Flat/Complex/Project.
- L. ADDRESS FOR COMMUNICATION**
The Applicant(s) shall duly provide his complete residential address and the e-mail address to the company at the time of making the present tentative application and it shall be his responsibility to inform the company by registered A.D letter about all subsequent changes in his address failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him at the time when those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur there from. For multiple bookings separate letters shall be required for each booking thereby clearly providing the particulars of each Residential Apartment/Flat. In case there are joint Applicants all communication shall be sent by the Company to the First Applicant whose name appears first at the address given by him for mailing and which shall for all purpose be considered as served on the Applicant(s) and separate communications shall not be necessary to the other/co-applicants. The Communication sent at the e-mail address of the Applicant(s) provided in the present application shall be deemed to be sufficient service.
- M. OTHER TERMS & CONDITIONS**
The Applicant(s) undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable/ made applicable to said Residential Apartment/Flat/complex/Project. All of the terms & conditions of the Ghaziabad Authority/Awas Bandhu shall also apply.
In case, the Residential Apartment/Flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the instalments and due dates mentioned herein.
The Applicant(s) Booked a Flat/Unit in the project with Terms & Conditions of Tentative Application do hereby state The Applicant(s) give my/our free consent for purchase and utilization of FAR as and deemed fit by the Company/Developer. They may also revise the plan of the project to be submitted to the concerned Authority. The Applicant(s) shall neither object nor claim ever anything in this regard.
In case of down payment plan, if the applicant(s) fail to pay the instalments in the promised frame, the payment plan will be automatically considered to be the time linked/construction linked plan whichever is available. Also the down payment rebates or any discounts promised in lieu of timely payments will be taken off. The present application shall always be deemed to have been preferred/submitted at the office of the Company at Delhi. The Applicant(s) accept and admit that by merely applying to the Company for the allotment of a flat/apartment by way of present tentative application they do not become a consumer and the actual allotment shall be only after the due scrutiny of the present application by the Company and fulfilment of all the criterion prescribed by the Company in this regard.
In case of any dispute between the Applicant(s) and the Company under/touching the present application the same shall be referred to a sole arbitrator appointed by the Company. The Arbitration shall be conducted in English at an appropriate place at Delhi/New Delhi and the award shall be final and binding upon the parties.
Subject to the arbitration agreement/clause above, the present application shall be subject to the sole and exclusive jurisdiction of the courts at Delhi/New Delhi Only.

I/We hereby declare that I/We have gone through and understood the terms & conditions mentioned above and shall abide by the same.

Signature of Applicant

Signature of Co-Applicant

M/s. Sikka Developers Pvt. Ltd.

"Sikka House" C-60, Preet Vihar,

Vikas Marg, Delhi -110092



ACKNOWLEDGEMENT SLIP

Serial No.

Date Employee/ACP Name

Tentative Sizes: **779.48 sq.ft** ☐ **790.20 sq.ft** ☐ **806.13 sq.ft** ☐
833.21 sq.ft ☐ **835.32 sq.ft** ☐ **842.78 sq.ft** ☐

Received with thanks from Mr./Mrs/Ms. D/S/W of Address Sum of ₹. Vide Cheque/DD No. Date Bank & Branch Name

Receiving Office's Name

Authorised Signatory

DRAW SLIP

Serial No.

Date Employee/ACP Name

Tentative Sizes: **779.48 sq.ft** ☐ **790.20 sq.ft** ☐ **806.13 sq.ft** ☐
833.21 sq.ft ☐ **835.32 sq.ft** ☐ **842.78 sq.ft** ☐

Received with thanks from Mr./Mrs/Ms. D/S/W of Address Sum of ₹. Vide Cheque/DD No. Date Bank & Branch Name

Receiving Office's Name

Authorised Signatory

OFFICE SLIP

Serial No.

Date Employee/ACP Name

Tentative Sizes: **779.48 sq.ft** ☐ **790.20 sq.ft** ☐ **806.13 sq.ft** ☐
833.21 sq.ft ☐ **835.32 sq.ft** ☐ **842.78 sq.ft** ☐

Received with thanks from Mr./Mrs/Ms. D/S/W of Address Sum of ₹. Vide Cheque/DD No. Date Bank & Branch Name

Receiving Office's Name

Authorised Signatory

BANKING PARTNERS



Booking Form Available through selected branches of HDFC Bank and Axis Bank

NEFT DETAILS:

BANK NAME : HDFC

BRANCH NAME : PREET VIHAR

Name : SIKKA KANNAN GREENS

Account Details: 50200020620865

IFSC Code: HDFC0001350



आवास बंधु पंजीकरण संख्या 102/68-D/SAY/2015-16

Corporate Office: "Sikka House" C-60, Preet Vihar, Delhi-110092, India, www.sikka.in
Sales Office: Sikka Kannan Greens, NH-58, Delhi-Meerut Road,
Modinagar, Ghaziabad, U.P.

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