

(ख) जहां महायोजना या परिक्षेत्रीय विकास योजना के संशोधन के फलस्वरूप भूमि का भू-उपयोग परिवर्तित किया जाता है, वहां प्राधिकरण को भूमि के स्वामी पर भू-उपयोग परिवर्तन प्रभार उद्ग्रहीत करने का अधिकार प्रदान करना :

(ग) प्राधिकरण को अपने विकास क्षेत्र के अन्तर्गत किसी निजी विकासकर्ता को भूमि के जुटाव और विकास करने के लिये लाइसेंस प्रदान करने और उस पर लाइसेंस फीस उद्ग्रहीत करने के लिए सशक्त करना:

(घ) प्राधिकरण को निजी विकासकर्ता पर नगरीय विकास प्रभार उद्ग्रहीत करने के लिए अधिकार प्रदान करना।

तदनुसार उत्तर प्रदेश नगर योजना और विकास (संशोधन) विधेयक, 2007 पुरःस्थापित किया जाता है।

आज्ञा से,

**सै. मजहर अब्बास आब्दी,**

प्रमुख सचिव।

No.80/LXXIXX-V-1-08-1(ka) 1-2007

Dated Lucknow, January 09, 2008

In pursuance of the provisions of clause (s) of Article 348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of the Uttar Pradesh Nagar Yojana Aur Vikash (Sanshodhan) Adhiniyam, 2007 (Uttar Pradesh Adhiniyam Sankhya 1 of 2008) as passed by the Uttar Pradesh Legislature and assented to by the Governor on January 08, 2008.

THE UTTAR PRADESH URBAN PLANNING AND DEVELOPMENT  
(AMENDMENT) ACT, 2007

(U.P. Act No. 1 of 2008)

(As passed by the Uttar Pradesh Legislature)

An  
ACT

further to amend the Uttar Pradesh Urban Planning and Development Act, 1973

It is HEREBY enacted in the Fifty-seventh Year of the Republic of India  
as follows :-

1. This Act may be called the Uttar Pradesh Urban Panning and Development (Amendment) Act, 2007.

short title

Amendment of section 2 of President's Act no. 11 of 1973 as re-enacted and amended by U.P. Act no. 30 of 1974.

2. In section 2 of the Uttar Pradesh Urban Planning and Development Act, 1973, hereinafter referred to as the principal Act. –

(a) after clause (dd) the following clause shall be inserted, namely :

“(ddd) ‘city development charge’ means the chare levied on a private developer under section 38-A for the development of land.”

(b) after clause (h) the following value shall be inserted namely:

“(hh) land use conversion charge’ means the charge levied on a person or body under section 38-A for the change of land use in the Master Plan or Zonal Development Plan:

(hhh) ‘License fee’ means the fee levied on a private developer under section 39&B seeking license for assembly and development of land within the development area.”

(c) after clause (ii) the following clause shall be inserted, namely :

“(iii) ‘ private developer’ means an individual, company or association, body of individuals shether incorporated or not, owning or assembling or agreeing to own or assemble, whether by purchase or otherwise, land for development and to whom a license has been granted under section 39-B of this Act.”

Insertion of new Section 38-A

3. After section 38 of the principal Act the following section shall be inserted namely :-

38-A(1) When in any development area, the land use of a particular

Power of Authority  
To levy land use  
conversion charge  
and city develop-  
ment charge

land is changed as a result of amendment of Master Plan or Zonal development Plan under section 13, the Authority shall be entitled to levy land use conversion charge on the owner of such land and in manner and at such rates as may be prescribed :

Provided that the land use conversion charge shall be recovered from the owner of land by the Authority prior to final notification under sub Section (4) of section 13 of this Act.

Provided further that where the land use of a particular land I changed as a result of coming into operation of Master Plan or Zonal Development Plan] no land use conversion charge shall be levied upon the owner of such land

(2) Where in any development area a license has been granted to private developer for assembly and development of land, the Authority shall be entitled to levy city development charge on the private developer of such land and in such manner and at such manner and at such rates as may be prescribed

Insertion of new  
Section 39-B and

4. After section 39-A of the principal Act the following section shall be inserted, namely :-

“39-B The Authority may grant license to private developer for assembly and development of land within its development area in such manner and for

License for Assembly and Development of Land	such period as may be prescribed. 39-C, The Authority shall be entitled to levy
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License fee for granting license to private developer for assembly and development of land within its development area at such rates and in such manner as may be prescribed.”

#### **STATEMENT OF OBJECTS AND REASONS**

With a view to encouraging private investment in the Planned development of housing in urban areas of the State, It has been decided to amend the Uttar Pradesh Urban Planning and Development Act, 1973 mainly to provide for –

(a) defining the expressions “city development charge”, land use conversion charge.”  
“license fee” and “Private developer”.

(b) entitling the authority to levy land use conversion charge on the owner of land where the land use of the land is changed as a result of amendment of Master Plan or Zonal Development Plan,

(c) Empowering the Authority to grant license to a private developer for assembly and development of land with in its development area and to buy license fee thereon;

(d) entitling the Authority to levy city development charge on the private developer.

The Uttar Pradesh Urban Planning and Development (Amendment) Bill, 2007 is introduced accordingly.

By order,

**S.M.A. ABIDI**  
Pramukh Sachiv