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Sr. No.	Head	Details
7.	Purchase cost of the scheme brochure	INR 5500/- + GST
8.	Processing Fee	Non-refundable/non-adjustable processing fee of INR 25,000/- (Twenty Five Thousand only) + GST shall be deposited through online portal of YEIDA or RTGS/NEFT by generating challan from the portal.
9.	EMD for allotment of plot	Adjustable/refundable amount equal to 10 percent of total Premium of the plot For which application is being submitted. The amount shall be deposited through Online portal of YEIDA or RTGS/NEFT by generating challan from the portal.
10.	Allotment Money	40 percent of total Bid amount of the plot after adjusting 10% EMD within 60 days of issuance of Allotment Letter 1 without interest. Applicant would have an option to pay full and final payment of the total Premium of the bid amount of the plot within 90 days from the issue of Allotment Letter. In case the due Allotment Money, as mentioned above, is not deposited within the stipulated period/extended period, the allotment of plot shall be cancelled, and 10% money deposited as EMD amount shall be for feited.
11.	Payment of instalment for the allotted plot	The payment of 60% of the Total premium shall be made in 04 (Four) equal half yearly installments along with interest at a rate of 10% per annum. In case of default in payment as per schedule, an additional penal interest @3% compounded half yearly with applicable GST shall be payable along with 10.50% + 3% = 13.50%p.a. on the defaulted amount and for the defaulted period. It shall be the responsibility of the allottee to deposit the due installment on due time. If the last date of deposit is a bank holiday, then the allottee shall deposit the installment on the next working day and it shall be treated as last date of deposit. Note:- Interest @10.50% per annum is applicable from 1st Jan 2025 subject to the revision on 1st January and 1st July of each year as per G.O. No. 1567/77-4-20-36N/20 dated 09 June 2020.
12.	Processing Fee for Mortgage permission	INR 5,000/- only + applicable GST
13.	Transfer charges	Transfer charges are @5% of the prevailing Premium amount of plot or the total bid premium of the plot with applicable GST mentioned in the allotment letter whichever is more at the time of transfer
14.	Period of lease	The allotment of plot will be made on leasehold basis for a period of 90 years from the date of execution of Lease Deed.
15.	Location charges	1. In case the allotted plot is located on facing the green belts/parks location charges will be 5% of the premium. 2. In case the allotted plot is located on corner location charges will be 5% of the premium. 3. In case the allotted plot is located on 30 mtr or more wide roads (upto 4000 Sq. Mtr.) & 45 Mtr. Or more wide roads (Above 4000 Sqm.) location charges will be 5% of the premium. 4. The location charges shall be payable by the allottee/lessee @5% of the total premium of each preferential location subject to a maximum of 15% of the total land rate. Location charges has been included in the reserve price.

<table>
<tr><th>Sr. No.</th><th>Head</th><th>Details</th></tr>
<tr><td>16.</td><td>Possession of the plot</td><td>I. Execution of Lease Deed can be done only after a minimum payment
of 40% of Premium and one year Lease Rent, in advance with applicable GST.
ii. Physical possession would be deemed to be handed over from the date of execution of Lease Deed.</td></tr>
<tr><td>17.</td><td>Amalgamation or Sub division of plot</td><td>No Amalgamation or sub-division shall be allowed on the allotted plots. The Allottee shall be solely responsible for the evelopment/construction of all Proposed activities as approved by the Authority.</td></tr>
<tr><td>18.</td><td>Norms of development</td><td>i) Norms related to permissible FAR, Ground Coverage, setbacks and permissible height shall be as per the applicable building regulations of YEIDA at the time of allotment.
ii) Other norms for development/ construction shall be as per the applicable Building Regulations of YEIDA at the time of allotment.
iii) No purchasable FAR will be allowed.</td></tr>
<tr><td>19.</td><td>Permissible development activity</td><td>Permissible activities and supporting facilities shall be as per below details:
<table>
<tr><th>Sr. No.</th><th>Category</th><th>Permissible uses/ Core Activities</th><th>Support Facilities</th></tr>
<tr><td>1</td><td>Senior/Higher Secondary School:- A premise having educational and playing facilities for students from VI to X standard, it shall include existing middle schools, which are up to VIII standard for the purpose of this code.</td><td>Senior Secondary School, canteen, swimming pool, auditorium, library, indoor games hall, hostel</td><td>Retail shop for books and stationary, Uniform, chemist, bank extension counter/ATM, vending booth/kiosk, Staff housing</td></tr>
</table>
Note: Maximum 25% of permissible FAR may be allowed for support facilities</td></tr>
<tr><td>20.</td><td>Rate of annual Lease Rent</td><td>I. In addition to the Premium of plot, annual Lease Rent at the rates of 2.5% of the total Premium of plot with applicable GST, would be payable in advance. The Lease Rent is payable from the date of execution of the Lease Deed or the date of possession, whichever is earlier.
The Authority has the power to enhance the annual Lease Rent on expiry of every 10 years from the date of execution of the Lease Deed or handing over of the possession whichever is earlier, by an amount not exceeding 50% of the annual Lease Rent payable at the time of such enhancement.
ii. Consequences of default in payment of Lease Rent: In case of default in payment of Lease Rent, interest @10.50% + 3% = 13.50% p.a. with applicable GST shall be charged on the defaulted amount for the defaulted period compounding half- yearly.</td></tr>
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