

# Department of Tourism, Uttar Pradesh

Directorate of Tourism, Uttar Pradesh Rajarshi Purushottam Das Tandon  
Paryatan Bhavan C-13, Vipin Khand, Gomti Nagar, For Lucknow, Uttar Pradesh

## Application for Capital Investment Subsidy

Print Date : 15-02-2024

PART - I			
Category of the Tourism Unit	Hotels	Applicable Tourism Circuit	Adhyatmik Circuit
Location of the Tourism Unit	Gorakhpur	Name of the Tourism Unit	AISSHPRA RESORTS SOLUTIONS PRIVATE LIMITED
Complete Postal Address of the Tourism Unit			
Full Address	Hindi Bazar, Gopi Gali, Gorakhpur		
District	Gorakhpur	State	Uttar Pradesh
Country	India	Pin Code	273005
Details of the Legally Authorized Person/Promoters on behalf of the Tourism Unit, to Authenticate the Application Form & Subsidy Papers			
Name of the Legally Authorized Person	ANOOP SARAF	Designation	DIRECTOR
Mobile Number	7905812330	Email ID	rsaishpra@gmail.com
Are you a woman entrepreneur as per norms prescribed in Operating Guidelines?	No	Do you belong to SC/ST Category?	No
Details of the Registration Certificate (as Issued by the Department of Tourism)			
Registration Certificate Number	GOR/14/TP006/2023	Date of Issue	27-12-2023
Details of Promoter/Owner/Company			
Name of the Promoter/Owner/Company	AISSHPRA RESORTS SOLUTIONS PRIVATE LIMITED	Status of the Promoter/Owner/Company	Public / Private Limited Company
Registration Number	U55204UP2017PTC089341	Date of Establishment / Incorporation	2017-01-20
Start Date of Commercial Operations	15-12-2023		
Colored Photographs of the Tourism Unit			
Photo from Front Side	Uploaded	Photo from Back Side	Uploaded
Photo from Left Side	Uploaded	Photo from Right Side	Uploaded
Photo from the Entrance	Uploaded		
Other Photographs of the Tourism unit			
S. No.	Photo Description	Photo	
1	Restaurent	Uploaded	
Bank Details of the Tourism Unit			

Name of the Account Holder	AISSHPRA RESORTS SOLUTIONS PRIVATE LIMITED		Bank Account Number	50200025275800	
Name of the Bank	HDFC BANK LTD		Bank Branch IFSC	HDFC0000284	
Bank Branch Address	Bank Road, Gorakhpur				
PART - II					
Brief Description about the Tourism Unit	Detailled project report				
Details of the Site					
Land Records					
Khasra Number of the Land	212mi, 226mi, 227, 228, 229mi, 231mi, 112mi, 113mi, 114, 115mi, 116mi, 117mi				
Land ownership/Lease details					
Land Ownership Type	Leased		Lease Period (In Year)	17	
Details of Project Approvals					
Type of Approving Authority	Development Authority		Name of the Competent Approving Authority	Gorakhpur Development Authority.	
Date of Building Permit/Plan Approval	04-05-2018				
Details of the Construction and Installation of Plant and Machinery					
Total Area of Tourism Unit (in Sq. Mt.)	28960		Total Build-up Area (in Sq. Mt.)	14232.38	
Open Space Area (in Sq. Mt.)	2475		Number of Floors	4	
Details of Lettable Rooms					
Number of AC Rooms	136		Number of Non-AC Rooms	0	
Number of Beds					
Number of Beds (Single)	0		Number of Beds (Double)	136	
Halls / Meeting Rooms					
S. No.	Description	Number of Units	Area (in Sq. Mt.)	AC/Non-AC	Seating Capacity
1	Halls	3	975.84		425
Kitchens					
S. No.	Description	Number of Units	Area (in Sq. Mt.)		
1	kitchen	4			
Restaurants					
S. No.	Description	Number of Units	Area (in Sq. Mt.)	AC/Non-AC	Seating Capacity
1	Restaurent	1	232.34		177
Stores					
S. No.	Description	Number of Units	Area (in Sq. Mt.)	Storage Capacity	
1	Stores	2	232.34		
Swimming Pools					
S. No.	Description	Number of Units	Area (in Sq. Mt.)		
1	Swimming Pool	2			

Vehicle Parking				
S. No.	Description	Number of Units	Area (in Sq. Mt.)	Parking Capacity
1	Open parking	136	884.76	136
Details of Plant, Machinery & Apparatus Installed, which is necessary to run and operate the hotel				
S. No.	Description	Number of Units	Utilization Purpose	Capacity
1	Televisions (not more than1 lakh per television set)	127	TV	1
Details of Common Infrastructure, like Road / power / water / sewerage, etc., on land where ownership is with the tourism unit				
S. No.	Description	Area (in Sq. Mt.)	Utilization Purpose	Capacity
1	Televisions (not more than1 lakh per television set)		TV	1
Total Capital Cost Incurred in constructing the Tourism Unit, as Certified by the Certified Engineer				
Total Capital Cost (In Rs.)		1018372105.50		
Total Project Cost, as certified by the Chartered Accountant and as on the date of commercial operations				
S. No.	Head of Investment			Amount (in Rs.)
1	Land			0
2	Cost of Building			422658976.17
3	Plant & Machinery			190453041.50
4	Cost of Development of the Site of location			132776362.83
5	Fees paid for obtaining technical know-how (Actual consultancy paid or Rs 10 lakhs, whichever is lower excluding GST/Tax)			0
6	Any Service Charges, e.g., Installation charges of machinery / equipment / services			0
7	Expenses done on any construction which is in nature of real estate transactions e.g., shops, flats, offices, etc. meant for sale /lease / rent for following tourism units			0
8	Any other component which is not mentioned in the eligible components but is felt necessary for functioning of the tourism unit(s) approved by SLSTC			272483725
TOTAL				1018372105.5
The capital expenditure incurred in the tourism unit as on date of commencement of its commercial operations				
S. No.	Heads of Capital Expenditure			Amount (in Rs.)
1	Eligible Capital Expenditure			
1.1	Land (only the eligible part) as per the operational guidelines of Uttar Pradesh Tourism Policy, 2022			0
1.2	Cost of Building, i.e., any built-up area and all such constructed spaces which are required for the commercial operation of the eligible tourism unit			422658976.2
1.3	Landscape (only 5% of the total ECI)			0
1.4	Plant and Machinery (as mentioned under the ‘machinery and plant’ subhead in the depreciation schedule used for computation of income tax) which include but are not limited to: -			
1.4.1	Televisions (not more than 1 lakh per television set)			3541242
1.4.2	Chandeliers (not more than Rs. 75 thousand per chandelier)			2210938
1.4.3	Amusement rides/games			0
1.4.4	Safety equipment’s (e.g., fire detector and firefighting system, fire extinguisher, smoke detector, sprinkler, surveillance systems, door metal detector, handheld metal detector, room barrier, vehicle scanner, etc.)			38120351

S. No.	Heads of Capital Expenditure	Amount (in Rs.)
1.4.5	Sound System and PA System, etc.	6375790
1.4.6	Electrical fittings (electrical wiring, switches, and sockets etc.)	65229865
1.4.7	Heating Ventilation and Airconditioning (HVAC) equipment (including split and window AC), water heating system	24027958.65
1.4.8	Non-shiftable equipments for kitchen, laundry, wellness, conventional hall, exhibition halls etc.	0
1.4.9	D.G. power backup (for self-use)	6250000
1.4.10	Adventure Sports equipment(s)	0
1.4.11	Rainwater harvesting system, Solar/bio energy system	1881064
1.4.12	Sewerage treatment plant and waste management system	3989955.41
1.4.13	Water supply system (pipeline, tanks, pump house, water treatment plant, etc.)	32152001.72
1.4.14	Equipments for gymnasium	2987878
1.4.15	Underground/ multi-level parking machinery and equipments	0
1.4.16	Establishment of treatment plant for Air and Water Pollution/incinerator etc.	1809231.5
1.4.17	Telecommunication tower (self-established for own use), WIFI routers, boosters	157295.85
1.4.18	Computers including software's	1719470.37
1.4.19	Other equipment(s) including vehicles / boats / ships/ cruise etc. (which are registered in the name of the eligible tourism unit) which are exclusively used for working of the eligible tourism unit.	0
1.5	<b>Cost of development of the site of the location of the eligible tourism unit</b>	
1.5.1	Boundary wall, fencing, entrance gate, guard room	0
1.5.2	Store(s), Kitchen(s)	20893810
1.5.3	Construction of all internal roads	0
1.5.4	Underground/Multi-level Parking	0
1.5.5	Construction of linkage/ approach roads as per need (maximum length of 1,000 mts and width as per local bylaws as per the prevailing SOR of PWD)	0
1.5.6	All power infrastructure used to facilitate electricity supply to the tourism unit, (e.g.,electric poles, transformers, substations, etc.)	17303344.72
1.5.7	Establishment of sound, light, public address & internet system, and network of fixed nature	8491156
1.5.8	Electric lining, gas/steam, water supply lining	1474302.73
1.5.9	Swimming pool, establishment of stationary swing-set, climbing walls, amusement/playing structure, etc. in play areas and parks and related infrastructure, which the eligible tourism unit must incur under the project	2448597
1.5.10	Fixed residential tents for tourists	0
1.6	Other fixed structures and plant & machinery which are essential for commercial operation of the tourism unit	1898868.12
1.7	Any Consultancy charges related to the establishment/operationalization of the eligible Tourism unit like Fees paid for obtaining technical know-how, etc. (actual consultancy paid or Rs 10 lakhs, whichever is lower excluding GST/Tax).	0
1.8	Any service charges e.g., Installation charges of machinery / equipment / services	36931247
1.9	Expenses done on any construction which is in nature of real estate transactions e.g., shops, flats, offices, etc. meant for sale / lease / rent for following tourism units: a. Cultural centers (If constructed more than 5 allowed shops/commercial sale outlets) b. Cultural, Rural Village or Tourist Village (If constructed more than 1 allowed souvenir shop)	0
1.10	Any other component which is not mentioned in the eligible components but is felt necessary for functioning of the tourism unit(s).	43335037.26

S. No.	Heads of Capital Expenditure	Amount (in Rs.)	
2	<b>Ineligible Capital Expenditure – As per Uttar Pradesh Tourism Policy 2022 Ineligible Items (Break-up to be provided from line item 2.1 to 2.8)</b>		
2.1	Working capital	0	
2.2	Interest capitalized	97010206.8	
2.3	Pre-operative and preliminary expenses	0	
2.4	Second-hand plant and machinery purchased or shifted from within or outside India	0	
2.5	Consumable stores, inventories for maintenance or repairs	0	
2.6	Furniture and fixtures, mattresses, linens, curtains, carpets/matting, cutlery, crockery, and utensils	68776991.43	
2.7	Any construction which is in nature of real estate transactions e.g., shops, flats, offices, etc. meant for sale / lease / rent	0	
2.8	Any taxes including GST, fees/bills payable to the State or Central Government	0	
3	Other Expenditures (Expenses not covered under Eligible Capital Expenditure & Ineligible Capital Expenditure.)	106696526.77	
4	Total Capital Expenditure (1+2+3)	1018372105.53	
5	<b>Arrangement of Capital</b>		
5.1	Loan Amount from Bank / Financial Institution	700000000	
5.2	Self / Promoter's Contribution	318372105.53	
5.3	Contribution from other sources (with details of source)	0	
	Total (5.1 + 5.2 + 5.3) <b>This Field must be equal to Total Capital Expenditure (Line item 4).</b>	1018372105.53	
<b>PART III</b>			
<b>Eligible Capital Expenditure on which the subsidy to be claimed - Amount (in Rs.)</b>		745888380.53	
<b>Subsidy Claimed - Amount (in Rs.)</b>		111883257	
<b>Detail of Capital Investment Subsidy Claimed / Received from any other Department of Central or State Government for this unit - Amount (in Rs.)</b>		No	
<b>Department Name from which Subsidy Claimed / Received</b>	NA	<b>Government Name from which Subsidy Claimed / Received</b>	NA
<b>Amount (in Rs.)</b>	NA		
<b>Any other Information or Approvals from the competent authority, applicant feels necessary to share for this claim</b>		No	
<b>Competent Authority Name</b>		<b>Description</b>	
<b>PART IV</b>			
<b>List of Important Documents</b>			
S. No.	Document	Upload Status	
1	Government Photo ID	Uploaded	
2	Brief note on the Business Antecedents	Uploaded	
3	category Certificate	Uploaded	
4	PAN of Promoter/Owner/Company	Uploaded	
5	Government photo ID of the partner(s) / owner of the tourism unit	Uploaded	
6	Copy of first GST Return	Uploaded	
7	Copy of the latest GST return at the time of submission of Application	Uploaded	
8	Copy of first lodging/F&B bill	Uploaded	

S. No.	Document	Upload Status
9	Upload Registration Certificate	Uploaded
10	Copy of Cancelled Bank Cheque with Name of the Authorized Signatory	Uploaded
11	Final DPR	Uploaded
12	Copy of Khasra / Khatauni	Uploaded
13	Copy of Registered Sale Deed	Uploaded
14	Revenue Map of Site	Uploaded
15	Copy of Lease Deed	Uploaded
19	Other Documents (Related to land details)	NA
16	Building Permit	Uploaded
17	Map Approval	Uploaded
18	Building Permission Approval	Uploaded
19	Copy of Approved Map	Uploaded
20	Approved Site Plan	NA
21	Architectural Floor Plans	NA
22	Any Other Approval for Tourism Unit	NA
23	Certificate by the Certified Engineer	Uploaded
24	CA Certificate of the Total Project Cost, as on date of Commercial Operations	Uploaded
25	Any Other Related Document (if any)	NA
26	Board Resolution with share holding pattern	NA
27	Completion Certificate from the Competent Authority	Uploaded
28	Fire Department's NOC	Uploaded
29	Consent to Operate (CTO), from UP Pollution Control Board	Uploaded
30	Registration under Sarai Act	Uploaded
31	FSSAI Certification	Uploaded
32	Bar license (if Applicable)	NA

**Declaration :**

☒ I certify that the information I have written on the application form and the documents I have submitted to be true and accurate.

**Date:** 03-02-2024

**Place:**

**ANOOP SARAF**