

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 : 10-01-2025

PART - I			
Category of the Tourism Unit	Hotels	Applicable Tourism Circuit	Ramayana Circuit
Location of the Tourism Unit	Ayodhya	Name of the Tourism Unit	PARK INN BY RADISSON (A UNIT OF USHARANI DEVELOPERS PVT LTD)
Complete Postal Address of the Tourism Unit			
Full Address	PLOT NO-4108, CIVIL LINES, AYODHYA		
District	Ayodhya	State	Uttar Pradesh
Country	India	Pin Code	224001
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	VARUN GAVRI	Designation	Director
Mobile Number	8447234804	Email ID	vijay.yadav1387@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	AYO/14/TP056/2024	Date of Issue	17-01-2024
Details of Promoter/Owner/Company			
Name of the Promoter/Owner/Company	USHARANI DEVELOPERS PRIVATE LIMITED	Status of the Promoter/Owner/Company	Partnership Firm
Registration Number	U70102UP2014PTCO66625	Date of Establishment / Incorporation	2014-10-20
Start Date of Commercial Operations	02-08-2024		
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		
Bank Details of the Tourism Unit			
Name of the Account Holder	USHARANI DEVELOPERS PRIVATE LIMITED	Bank Account Number	50200063328603
Name of the Bank	HDFC Bank LTD	Bank Branch IFSC	HDFC0000226
Bank Branch Address	18-A S.P. Marg civil lines allahabad 211001 UP		
PART - II			

Brief Description about the Tourism Unit		80 rrooms with 5 floor building halls kitchens			
Details of the Site					
Land Records					
Khasra Number of the Land		plot no 4108			
Land ownership/Lease details					
Land Ownership Type		Owned		Lease Period (In Year)	
Details of Project Approvals					
Type of Approving Authority		Development Authority		Name of the Competent Approving Authority	
Date of Building Permit/Plan Approval		ayodhya development authority			
Details of the Construction and Installation of Plant and Machinery					
Total Area of Tourism Unit (in Sq. Mt.)		2785		Total Build-up Area (in Sq. Mt.)	
Open Space Area (in Sq. Mt.)		1430		1355	
				Number of Floors	
Details of Lettable Rooms					
Number of AC Rooms		80		Number of Non-AC Rooms	
Number of Beds					
Number of Beds (Single)		69		Number of Beds (Double)	
Halls / Meeting Rooms					
S. No.	Description	Number of Units	Area (in Sq. Mt.)	AC/Non-AC	Seating Capacity
1	banquet hall	2	575.25	AC	280
Kitchens					
S. No.	Description	Number of Units		Area (in Sq. Mt.)	
1	kitchen	2		235.5	
Restaurants					
S. No.	Description	Number of Units	Area (in Sq. Mt.)	AC/Non-AC	Seating Capacity
1	RBG	1	170.2	AC	60
Stores					
S. No.	Description	Number of Units		Area (in Sq. Mt.)	Storage Capacity
1	food store	6		291.5	12000
Vehicle Parking					
S. No.	Description	Number of Units		Area (in Sq. Mt.)	Parking Capacity
1	car parking	1		561	51
Total Capital Cost Incurred in constructing the Tourism Unit, as Certified by the Certified Engineer					
Total Capital Cost (In Rs.)		228074277.94			
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	52606000
2	Cost of Building	54657226.31
3	Plant & Machinery	0
4	Cost of Development of the Site of location	0
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	1180000
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	1166395.49
TOTAL		109609621.8

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	52606000
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	54657226.31
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)	2697000.3
1.4.2	Chandeliers (not more than Rs. 75 thousand per chandelier)	246511.17
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.)	2696877.36
1.4.5	Sound System and PA System, etc.	0
1.4.6	Electrical fittings (electrical wiring, switches, and sockets etc.)	7675810.77
1.4.7	Heating Ventilation and Airconditioning (HVAC) equipment (including split and window AC), water heating system	13702982.62
1.4.8	Non-shiftable equipments for kitchen, laundry, wellness, conventional hall, exhibition halls etc.	2593899.77
1.4.9	D.G. power backup (for self-use)	1610000
1.4.10	Adventure Sports equipment(s)	0
1.4.11	Rainwater harvesting system, Solar/bio energy system	873395.88
1.4.12	Sewerage treatment plant and waste management system	682394
1.4.13	Water supply system (pipeline, tanks, pump house, water treatment plant, etc.)	7942249.47
1.4.14	Equipments for gymnasium	0
1.4.15	Underground/ multi-level parking machinery and equipments	0

S. No.	Heads of Capital Expenditure	Amount (in Rs.)
1.4.16	Establishment of treatment plant for Air and Water Pollution/incinerator etc.	590000
1.4.17	Telecommunication tower (self-established for own use), WIFI routers, boosters	286751.8
1.4.18	Computers including software's	8103326.07
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.	5640522.61
1.5	Cost of development of the site of the location of the eligible tourism unit	
1.5.1	Boundary wall, fencing, entrance gate, guard room	0
1.5.2	Store(s), Kitchen(s)	14090262.75
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.)	7922498.82
1.5.7	Establishment of sound, light, public address & internet system, and network of fixed nature	88500
1.5.8	Electric lining, gas/steam, water supply lining	0
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	0
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	6336671.88
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).	1820000.14
1.8	Any service charges e.g., Installation charges of machinery / equipment / services	1180000
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).	1166395.49
2	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)	
2.1	Working capital	0
2.2	Interest capitalized	0
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

S. No.	Heads of Capital Expenditure	Amount (in Rs.)
2.6	Furniture and fixtures, mattresses, linens, curtains, carpets/matting, cutlery, crockery, and utensils	32865000.73
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.)	0
4	Total Capital Expenditure (1+2+3)	228074277.94
5	Arrangement of Capital	
5.1	Loan Amount from Bank / Financial Institution	0
5.2	Self / Promoter's Contribution	228074277.94
5.3	Contribution from other sources (with details of source)	0
	Total (5.1 + 5.2 + 5.3) This Field must be equal to Total Capital Expenditure (Line item 4).	228074277.94

PART III			
Eligible Capital Expenditure on which the subsidy to be claimed - Amount (in Rs.)			195209277.21
Subsidy Claimed - Amount (in Rs.)			39041855
Detail of Capital Investment Subsidy Claimed / Received from any other Department of Central or State Government for this unit - Amount (in Rs.)			No
Department Name from which Subsidy Claimed / Received	NA	Government Name from which Subsidy Claimed / Received	NA
Amount (in Rs.)	NA		
Any other Information or Approvals from the competent authority, applicant feels necessary to share for this claim			No
Competent Authority Name		Description	

PART IV		
List of Important Documents		
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
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

S. No.	Document	Upload Status
13	Copy of Registered Sale Deed	Uploaded
14	Revenue Map of Site	Uploaded
15	Copy of Lease Deed	NA
19	Other Documents (Related to land details)	NA
16	Building Permit	NA
17	Map Approval	Uploaded
18	Building Permission Approval	NA
19	Copy of Approved Map	NA
20	Approved Site Plan	Uploaded
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	NA
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: 20-12-2024

Place:

VARUN GAVRI