

Land allocation disposal review at Land use approval stage

Item	Land allocation disposal review at Land use approval stage
Number of Corresponding Responsibility	
Issuer	Land and Resources Bureau of Zhengzhou City
Applicant	Legal person
Implementation Principles	Land Administration Law of the People's Republic of China; Provisional Regulations on the Assignment and Transfer of Land Use Right of the Urban State-Owned Land of PR China; The Law of PR China on Urban Real Estate Administration;
Application Requirements	It shall be approved in the following cases: If the enterprises obtain the construction land planning permits, the planning conditions issued by the planning department, the approval documents of the Municipal Development and Reform Department, and the approval advice for construction projects involving national security according to the laws; if it belongs to the State-owned assets disposal, the approval document of competent authority for the State-owned assets are provided; for economically affordable housing, the land precondition comments of Housing Authority are provided; the land lot is not sealed up and there is no mortgage condition.
Application Materials	All the following materials shall be submitted with one original when there is no specific requirement. <ol style="list-style-type: none"> 1. The application form, and land registration declaration form; 2. State-owned land use certificate or land registration certificate; 3. Applicant's valid identity document (business license, organization code certificate, legal representative certificate, legal representative ID card copy, etc.); 4. Copies of authorization letter and the entrustor ID Card copy; 5. Mapping boundary map (stamped with nuclear stamp);

	<p>6. The return receipt of the land lot seal-up/ mortgage situation (it t he land lot is sealed up or mortgaged, the seal-up/mortgage need b e removed or the opinions of the sealing/mortgage party are provid ed);</p> <p>7. If the transfer decision was issued before, then the original trans fer decision shall be provided; if the land use right was formerly tr ansferred (leased), the land transfer (lease) contract shall be provid ed;</p> <p>8. "Construction land planning permit" and the planning condition s issued by the planning department;</p> <p>9. The approval documents of relevant departments (The project a pproval, feasibility study, approval and filing, etc., by the Municip al or District Development and Reform Department);</p> <p>10. For the disposal of State-owned assets, the approval document s by the department with authority for approval, shall be provided;</p> <p>11. If there is the building on the land, the building property certi cate shall be provided; for co-ownership real estate, the written co nsent of co-owner should be provided (for temporary building, the proof shall be issued by the Housing Authority)</p> <p>12. The comments of being not within the scope of safety control a rea issued by Zhengzhou City Land Use Planning Institute, or the “Opinions on examination and approval of construction projects in volving national security matters” provided by Zhengzhou Municip al Bureau of State Security;</p>
<p>Procedures</p>	<p>Acceptance by Free Trade Zone Service Center -> The Service Ce nter forwards it to the regional administrative approval office for r eview -> Reviewed by Administrative approval office ,prepare lan d supply program & submit to the municipal government for appro val -> After the municipal government approval, it is forwarded t o the District Land Bureau, which completes the provincial office review via network (get transfer decision number); record the trans fer decision review on the network system of land and resources d epartment for reference; issue State-owned Construction Land Tra nsfer Decision and the transfer amount payment certificate (withou t payment unnecessary) ->the land use unit shall pay the transfer a mount -> issue land use approval -> the approval document is tran</p>

	sferred to the window for release
Duration	September 30
Implementation Authority	Land and Resources Bureau of Zhengzhou City
Charge or not	None
Standard Fees	None
Basis for Charges	
Online Application Available	None
Supervisor	
Working Hours	
Office Location	
Tel.	
Complaint Hotline	
Application Forms	
Flow Chart	
FAQ	
Remarks	