



Form No. _____

Price: Rs. 5000/-

**APPLICATION FORM
FOR ALLOTMENT OF INDUSTRIAL PLOTS
IN INDUSTRIAL AREA PHASE-I, PHASE-II
& PHASE-III OF NOIDA**

**SCHEME CODE: NOIDA/IP/OES/2023-
24/01**

SALE OF APPLICATION FORMS STARTS FROM

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**REGISTRATION OPENS ON 12:00hrs
onwards**

LAST DATE OF REGISTRATION: OPEN ENDED



SCHEME FOR ALLOTMENT OF INDUSTRIAL PLOTS

APPENDIX – I

TERMS AND CONDITIONS FOR ALLOTMENT OF INDUSTRIAL PLOT

1. Application must be complete. Application forms submitted with incomplete information(s)/ enclosure(s) may be rejected.

Industrial Plots for allotment are available in Phase-I, Phase-II & Phase-III industrial area. The total area for allotment is in **Sector- 07, 08, 63, 80, 83, 158 and 164**. The successful applicants may be allotted adjacent plots to meet the requirement of the project. Number of plots may increase or decrease depending on the availability of the land.

2. **WHO CAN APPLY**

- (i) A sole proprietor, a registered partnership firm, a duly incorporated Pvt. Ltd. Co./Ltd Co/LLP shall be eligible to apply against the scheme.
- (ii) The applicants, who wish to apply under super Mega and above category are requested to apply through Invest UP. It is to be noted that only those projects shall be considered under this category which fulfil the criteria of super Mega and above category projects as defined in the Industrial Investment and Employment Promotion Policy of Uttar Pradesh, 2022 and have been approved by IIDC, UP.

3. While submitting project report along with the application, the applicants should refer to Annexure 10 in this application form which mentions the list of permitted projects in NOIDA. However, applicants may apply for a different project other than this list provided the project has been cleared in Green Category issued by Uttar Pradesh Pollution Control Board including sunrise & focus sectors. Chief Executive Officer, NOIDA shall be the final authority to grant permission for such project after due consideration.

4. **HOW TO APPLY**

- (i) The Application Form for allotment shall be available online on Nivesh Mitra Portal, against payment of Rs. 5000/- (+ 18% GST Rs. 900/-) which can be paid online which shall be non-refundable and non-adjustable.
- (ii) Processing Fee: Non-refundable and non-adjustable fee Rs 25000 + 18% GST(Rs 4500/-) for each application.
- (iii) Registration Money: 10 % of total premium of plot against application of land allotment.
- (iv) The applicants, who wish to apply under super Mega and above category are requested to apply through Invest UP.
- (v) Application must be completed in all respects. However, the applicants will



be provided one final opportunity to complete documents. Application form submitted with incomplete information(s)/ enclosure(s) shall be summarily rejected.

- (vi) An applicant cannot apply for more than one plot under the scheme.
- (vii) The rates of allotment stated in point 5 of this form are subject to change without notice. THE RATES PREVAILING ON THE DATE OF ISSUE OF ALLOTMENT LETTER WOULD BE APPLICABLE, IRRESPECTIVE OF THE DATE OF APPLICATION OR INTERVIEW.
- (viii) An applicant may be allotted a plot measuring more or less than the area applied for, depending on the assessment of the project by the Plot Allotment Committee of the NOIDA.
- (ix) The application forms duly completed in all respects along with project report, registration money, processing fee and other necessary documents as per checklist mentioned in Annexure A of this form are to be submitted online.
- (x) This scheme is an open-ended scheme. However, the NOIDA reserves the right to close the scheme at any suitable date without any notice or without assigning any reasons.
- (xi) The decision of the Authority on any application at any stage shall be final and binding on the applicant. No correspondence shall be entertained in this regard.
- (xii)
 - a. The applications received between 1st and last day of the month shall be screened by the inter-departmental screening committee. The screening committee shall finalize the report by every 10th of the subsequent month.
 - b. All applications in a month shall be processed within 15 working days of the subsequent month on the basis of report received after due scrutiny.
- (xiii) The application along with the requisite documents shall be screened by inter-departmental screening committee approved by CEO. The incomplete application/without requisite documents shall not be recommended for interview before Plot Allotment Committee (PAC). The complete application shall be awarded marks according to the document submitted with the application as per the defined objective criteria. After obtaining minimum 65% of the total marks the application shall be considered for allotment. However, the applicant, whose application has been found to be eligible with respect to terms and conditions mentioned in the brochure will have to appear for **interview before the Plot Allotment Committee** on prescribed date and time for examining the viability of the project.
- (xiv) No correspondence shall be entertained from the applicants, whose application(s) have been are rejected for any reasons or whose candidature is not recommended by the screening committee or allotment committee. However, their registration money shall be refunded, without any interest, to the original payment method through which registration money was submitted.

5. RATES OF ALLOTMENT (RS. PER SQ.MTR.)

Rates for Industrial Plots other than IT/ITES Projects			
AREA (IN SQ.MTRS.)	PH-I (Per sq.mtr.)	PH-II (Per sq.mtr.)	PH-III (Per sq.mtr.)
FIRST 4000	Rs. 44800/-	Rs. 21520/-	30950/-
NEXT 4001 To 20000	Rs. 41340/-	Rs. 19610/-	29680/-
NEXT 20001 To 60000	Rs. 37910/-	Rs. 18910/-	29170/-
NEXT Above 60001	Rs. 34480/-	Rs. 18220/-	28660/-

Rates for IT/ITES Projects			
Particular	PH-I (Per sq.mtr.)	PH-II (Per sq.mtr.)	PH-III (Per sq.mtr.)
IT/ITES Projects	Rs. 69070/-	Rs. 26730/-	37420/-

* The rate includes Rs. 2200/- per sq. meter in Phase-II and Phase-III which is on account of additional compensation payable to the farmers arising out of court's order.

Location charges as stated below shall be payable in addition to the above rates of allotment.

- (i) 2.5% of current rate if plot is facing 18 mtr. but less than 30 mtr. wide road.
- (ii) 5% of current rate if plot is facing 30 mtr. or above wide road.
- (iii) 2.5% of current rate if plot is facing /abutting green belt or park
- (iv) 2.5% of current rate if plot is a corner plot.

The maximum location charges would not exceed 10% of the total premium of the plot.

5.1 If sector is situated left or right side of the Noida Expressway or Metro then 7.5% & 5% respectively charges will be imposed on sector rate. These sectors are given below:

<u>Expressway both side sectors</u>	<u>Metro Sectors</u>
44, 91, 93A, 93B, 94, 96, 97, 98, 105, 108, 124, 125, 126, 127, 128, 129, 132, 132, 135, 136, 142, 143B, 144, 145, 146, 147, 148, 148A, 150, 152, 153, 154, 157, 159, 161, 163, 166, 167 & 168	2, 3, 15, 16, 18, 27, 32, 34, 36, 37, 38A, 39, 49, 50, 51, 52, 59, 61, 62, 63, 66, 71, 72, 75, 76, 78, 81, 82, 83, 84, 92, 94, 95, 101, 102, 136, 137, 142, 143B, 144, 145, 146, 148 & 168



6. MODE OF PAYMENT

PAYMENT PLAN - A

Payment of entire due premium (including Registration Money i.e. 10% of the total premium of the plot) shall be deposited within 90 days from the date of issuance of allotment letter. In case entire premium of plot is deposited within 90 days from the issue of allotment letter, the allottee shall be given a rebate of 2 percent on the total land premium only.

OR

PAYMENT PLAN - B

Payment of 50% of the total premium of the plot (including Registration Money i.e. 10% of the total premium of the plot) Allotment Money will be deposited within 60 days from the date of issuance of allotment letter. The balance 50% premium of the plot along with interest will be paid in 06 half yearly equated installments. In case of default in payment the interest @ 13% (where 10% shall be rate of interest and 3% penal interest + GST if applicable) shall be charged on the defaulted amount for the defaulted period after compounding half yearly. The due date for payment for first installment shall be after 6 Months from the issue of allotment letter

Above rate of interest @10% is applicable only till 31.12.2023. It is to be noted that interest rate shall be revised on every 1st January and 1st July based on SBI's 3-years MCLR in accordance with NOIDA's prevailing policy.

- i) **The applicant shall have to submit the preference for payment of premium along with the application.**
- ii) Irrespective of the choice of premium payment, the allottee shall have to deposit allotment money in the Authorized banks within stipulated time period from the date of issue of allotment letter and also submit a photocopy of challan in the office of In-charge Officer, Industrial Section. **No extension shall be granted for the payment of allotment money.** In case the due allotment money, as mentioned above, is not deposited within the stipulated period, the allotment of plot shall be cancelled without giving any opportunity in this regard and forfeiture of registration money would be affected. No communication in this regard shall be entertained.
- iii) **The Payment option (PAYMENT PLAN - A or PAYMENT PLAN – B) once submitted, cannot be changed later at any stage.**
- iv) **If the allottee has opted for payment of entire premium of plot as per option A , the entire due premium amount shall have to be deposited within 90 days from the issue of allotment letter. No extension shall be granted for the payment of due premium.** In case the due premium, as mentioned above, is not deposited within the stipulated period, the allotment of plot shall be cancelled without giving any opportunity in this regard and forfeiture of registration money would be affected. No communication in this regard shall be entertained.
- v) **If the allottee has opted for payment as per option B, 50% of land premium amount including registration money shall have to be deposited within 60 days from the issue of allotment letter.** Balance 50% premium of the plot along with interest will be paid in 6 half yearly equated installments. **No extension shall be granted for the payment of due premium.** In case the due premium, as mentioned above, is not deposited within the stipulated



period, the allotment of plot shall be cancelled without giving any opportunity in this regard and forfeiture of registration money would be affected. No communication in this regard shall be entertained.

- vi) In case of default in payment of 3 continuous installments, the NOIDA shall have the right to cancel the allotment.
- vii) The allottee shall also deposit stamp duty/e-stamp for Lease Deed as per existing policy of U.P. Govt. and should produce the duly attested photo copy of stamp papers in the Industrial Department, NOIDA.
- viii) For IT/ITES projects, the terms & conditions as applicable to institutional plots in same category shall be applicable.
- ix) In case of any increase in land acquisition cost, the allottee shall be liable to pay proportionate increase in cost of land acquisition. No communication in this regard shall be entertained by NOIDA.
- x) All payments should be made through a bank draft (drawn in favour of New Okhla Industrial Development Authority & payable in Delhi /Noida) /NEFT/RTGS in any of the scheduled banks as authorized by NOIDA (refer Authority website at the time of challan creation). Any payment through cheque will not be accepted.
- xi) Allottee will also ensure to make the payment of interest, lease rent, installments by collecting/generating online challans himself/herself or through his/her authorized representative.
- xii) Notwithstanding any request of the allottee, the payment made by the allottee shall first be adjusted towards the interest due, if any, and the balance shall be adjusted towards due annual lease rent and the installment, respectively.
- xiii) It shall be the responsibility of the allottee to deposit the due installments on time. If the last date of deposit is a bank holiday, it shall be the responsibility of the allottee to deposit the due installment before the bank holiday.
- xiv) The allottee shall make each and every payment to NOIDA at his own risk and responsibility. The rights of the NOIDA will not be affected in any way by accepting any payment made by allottee against the allotted property, in case the allottee violates any terms and conditions of allotment. No right shall accrue to the allottee if he/she makes a payment to NOIDA despite the plot having been cancelled.
- xv) It shall be mandatory on the part of the allottee to pay each and every payment on or before the due date against the allotted property.

7. LEASE RENT

In addition to the premium of plot, annual lease rent @ 2.5% of the total premium would be payable in advance. GST shall be payable extra. The lease rent is payable from date of execution of legal documentation. In case of default in payment of lease



rent the interest @ 13% (10% +3% penal+ GST if applicable) shall be charged on the defaulted amount for the defaulted period after compounding half yearly. The annual lease rent shall be enhanced by 50% on expiry of every 10 years from the date of execution of the lease deed.

OR

The allottee/lessee shall have an option to pay lease rent on one-time basis by depositing a lump sum amount equivalent to 15 times of the prevailing annual lease rent at the time of deposit after making up-to-date payment.

The lease rent policy as amended from time to time shall be binding on the allottee/lessee. In case of payment Plan A, lease rent shall be payable or total rent premium i.e., without deduction of rebate.

8. SURRENDER OF PLOT

- i.** The allottee/lessee may surrender the Industrial Plot/Premises in favour of NOIDA before initiation of cancellation proceeding on allotted Plot. The NOIDA may permit the surrender of the plot, subject to prevailing Policy of NOIDA and applicable deductions, from the deposits made by the allottee/lessee to NOIDA.
- ii.** The request for surrender should contain attested signature(s) of bonafide allottee/lessee. In case of incorporated company, the request should be supported by the Certified Copy of the Resolution of Board of Directors/Executives.
- iii.** The allottee shall have to execute a surrender deed, in case lease deed/transfer deed has been executed. All original legal documents shall also have to be surrendered unconditionally to NOIDA.
- iv.** (a) In case the successful applicant wishes to surrender the allotment before the issuance of allotment letter or before 90 days after the issuance of allotment letter in case of Payment Plan 'A' or before 60 days after the issuance of allotment letter in case of Payment Plan 'B', then the entire Registration money will be forfeited.
(b) In case the allotted plot is surrendered after 90 days from the date of issue of allotment letter but before execution of Lease Deed in case the applicant has chosen Payment Plan 'A' or after 60 days from the date of issue of allotment letter but before execution of Lease Deed in case the applicant has chosen Payment Plan 'B', then entire Registration money of plot and 10% of total premium of plot shall be forfeited.
(c) In case the allotted plot is surrendered after execution of Lease Deed, 30% of total premium of plot, due lease rent charges and total interest due till date of surrender shall be forfeited.

9. EXECUTION OF LEASE DEED

The allottee will have to execute the lease deed within 3 months from the date of issue of allotment letter or within 30 days from the date of issue of Check List, whichever is later, and take physical possession of the plot within fifteen days from the date of execution/registered of the lease deed. In case of failure to execute the lease deed & taking over the physical possession within the above-stipulated period, the allotment may be cancelled and amount would be forfeited as per rules as per the clause 8 (iv). However, in exceptional circumstances the NOIDA may grant extension of time for execution of lease deed & taking over the possession. The extension, if granted, will be subject to the payment of penalty charges as per the policy of



NOIDA.

The date of execution of lease deed will be treated as the date of handing over of actual possession, notwithstanding any other claim.

10. DOCUMENTATION CHARGES

The stamp duty, registration charges and all other legal expenses involved in the execution and registration of lease deed as stated above and all other incidental expenses shall be borne by the allottee. The rate of applicable stamp duty shall be as per the notification issued by the State Government from time to time. While applying for plot transfer, the allottee/transferee shall also pay the transfer charges as per the prevailing policy of the NOIDA.

11. VARIATION IN THE ACTUAL AREA OF THE ALLOTTED PLOT

The area of the allotted plot or handed over may vary from the size of the plot allotted/applied for. If area of the plot mentioned in allotment letter and actual area handed over to the allottee/lessee is found to be different than the area intimated in the actual site plan, a proportionate change in the amount of the premium would be made.

In case of any difference in area of allotted plot and area available at site, premium of actual area shall be payable by the allottee. No communication in this regard shall be entertained by the lessor on the ground of variation in the size of plot. Allottee/lessee would also have no right to apply for change of plot or refund of money deposited by him against this account, in case of variation in area of allotted plot is under 10%. **If the actual area exceeds upto 10%** then entire premium of additional increased area shall be payable within 30 days from the date of communication. The rate of allotment of additional area shall be applicable which is prevalent at the time of communication.

In case of more than 10% variation in allotted plot and if applicant is not interested in allotted plot, the entire amount shall be refunded according to clause 8(iv). However, if the actual area exceeds 10% and allottee agrees to accept the increased area of the plot (more than 10%) then allottee shall have to pay 50% of the entire premium of additional increased area within 30 days from the date of communication and balance payment shall have to be paid in installments with due interest along with the regular installments. The rate of allotment of additional area shall be applicable which is prevalent at the time of communication.

12. IMPLEMENTATION OF THE PROJECT

For Industrial Plots (other than IT/ITES)

- i.** Allottee shall commence the construction within 12 months from taking over the physical possession of the plot as per duly approved building plan from concerned department and shall inform in writing to NOIDA about timely completion of the building as per approved plan and start of production/functioning.
- ii.** The allottee/lessee/transferee will adhere to the following schedule of the construction of the building over the allotted plot:-

SL. No.	Area of plot (in sqr. Mtr.)	Minimum percentage of total FAR to be constructed	Time limit for obtaining completion certificate of first phase of the project (from the date of lease/ possession)
1.	Upto 4000	50	3 years
2.	4001-10000	40	3 years
3.	10001-20000	35	3 years
4.	20001-100000	30	5 years
5.	100001-200000	25	5 years
6.	200001-400000	20	5 Years
7.	Above 400000	15	5 years

- iii. It is mandatory for the allottee to start construction of the minimum permissible covered area for the purpose of implementation of the project in first phase as per building bye-laws of NOIDA and as per U.P. Factories Act, 1950, within in the stipulated time period as mentioned above in point 12(ii).
- iv. After completion certificate has been issued from Building Cell Department, it is mandatory for the allottee to get functional certificate from the Industry Department of NOIDA within stipulated time period.

v. **Following table shows ground coverage and FAR permissible:-**

Sl. No.	Plot Area (Sqmt)	Max. Ground Coverage (%)	Maximum Floor Area Ratio	Maximum Height in mtrs
	Upto 1000	60	1.5	18
1	Above 1000 but not exceeding 12000	60	1.30	24
2	Above 12000	55	1.00	No Limit
3	Flatted Factories	35	1.40	24

Note:- In case of IT/ITES, provisions applicable as per building by-laws shall apply.

- vi. The allottee shall ensure to implement their project within 5 years from the date of execution of lease deed and submit following documents for declaration of unit as functional:-

a)

Area of the plot	Time limit to start the construction on the plot	Time limit to make the unit functional
Upto 4000	12 months from the date of possession	36 months from the date of possession
Between 4000 to 20000 sq m	12 months from the date of possession	36 months from the date of possession
Above 20000 sq.mtr.	12 months from the date of possession	60 months from the date of possession

- b) Certified copy of Udyog Aadhar issued by MSME Sector or equivalent



Government Office/ organization indicating date of production/ /STPI/GST Registration certificate and Tax Deposit receipts/labour cess payment certificate/Electricity Bills/No Dues Certificate (NDC) form Industrial Account Department/Noida Jal Deptt./Machinery Bills/Sale-purchase bill/Completion Certificate issued from Building Cell Deptt.

- c) The application to declare unit functional shall also include building completion certificate.

SL. No.	Area of plot (in sqr. Mtr.)	Minimum percentage of total FAR to be constructed
1.	Upto 4000	50
2.	4001-10000	40
3.	10001-20000	35
4.	20001-100000	30
5.	100001-200000	25
6.	200001-400000	20
7.	Above 400000	15

- d) Lease Deed/Transfer Deed/Sale Deed as applicable has been executed and registered and its certified copy duly submitted in NOIDA office.
e) No dues certificate of Accounts Officer (Industrial Area Accounts), NOIDA.
f) No dues certificate of Jal, NOIDA.

In addition to the above stated documents, the following documents as applicable may be required to be submitted by the allottees claiming date of functioning with retrospective effect means outside the stipulated/extended period for making the unit functional:-

ESI registration certificate/returns, PF registration certificate/returns, Registration under Factories Act, Electricity consumption bills, Telephone bills, Bank statement, any other document in support of their claim.

- vii. In case of non-adherence to the aforementioned schedule for obtaining Functional Certificate from Industry Department, NOIDA, the cancellation of allotment and/or determination of lease deed, with forfeiture of money would be affected as per rules and the possession of the plot will be resumed by the lessor i.e. NOIDA along with the structures thereon, if any and the allottee/lessee will have no right to claim compensation thereof.
- viii. However, in exceptional circumstances time extension for making the unit functional may be granted by the lessor after payment of due time extension charges applicable at the time of application.
- ix. The building constructed over the plot would be used strictly for the purpose for which it has been allotted/leased. The allottee shall not carry out any such project which may cause any hindrance/ hassle to the public, neighborhood units and environment.

13. TRANSFER OF PLOT

The allotted plot shall not be transferred without being declared functional by NOIDA. Application for transfer shall be processed as per the rules prevalent at the time of application.



In case the allottee wishes to transfer the plot after being functional, he shall have to seek prior permission from NOIDA. NOIDA may refuse to allow such transfer. However, transfer charges (GST to be paid extra) shall be payable as per policy of the NOIDA and all the terms and condition of transfer memorandum shall be binding jointly and severally on transferee and transferor.

14. CHANGE IN CONSTITUTION AND CHANGE IN SHAREHOLDING

The NOIDA may consider such application as per prevailing policy of the NOIDA on the date of receipt of such application. In case of non-functional plots, the change in shareholding shall be permissible up to 49% only with respect to original shareholding at the time of allotment. However, exception shall be provided in case of CIS amongst blood relation, where change upto 100% shall be permissible in case of non-functional plot.

15. CHANGE OF PROJECT

If the allotment has been made under Industrial use, then allottee may be allowed to change his project to one of the projects as mentioned in Annexure-10 under the provisions of Industrial Policy and Procedure.

16. RENTING PERMISSION

No renting permission shall be given in the allotted premises before the unit has formally been declared functional by NOIDA. NOIDA may consider such application as per prevailing policy of the NOIDA on the date of receipt of such application on the payment of due charges. Renting permission policy and rates are subject to change from time to time. These charges shall be exclusive of GST. GST charges shall have to borne by the Allottee.

17. MORTGAGE PERMISSION

- i) Mortgage is permitted where property is live and time limit for construction exists.
- ii) Permission for collateral security would only be granted in case where the unit has already been declared functional by the Authority. For the purpose of granting mortgage permission, processing fee as applicable would be charged.
- iii) Mortgage is permitted for financing the project on the industrial premises proposed for mortgage.
- iv) The allottee will submit the application along with consent of the financial institution and a NOC regarding full payment/no arrears from AO(IAA), NOIDA.
- v) **Mortgage permission letter will be issued only on receipt of full payment against the plot. If in any case the amount is to be paid by the bank to the Authority, mortgage permission will be considered operational only after full payment is received from the bank to the authority. This condition shall be mentioned in the mortgage permission letter.**
- vi) In case of mortgage, the Authority will have the first charge towards transfer charges, extension charges, lease rent, interest and any other dues, taxes, charges etc. payable to NOIDA from time to time
- vii) The 2nd charge on the industrial property in favour of another financial institution can be issued only by the institution in whose favour the industrial property is already mortgaged.

18. DIVISION OF THE PLOT

The allottee/ lessee would not be entitled to divide the plot allotted for industrial use. However, in exceptional circumstances the industrial plots above 2.5 acres may be eligible for sub-division provided they have been declared sick by competent Authority after being declared functional for at least 5 years. This shall be subject to payment of sub-division charges and other terms and conditions of sub-division policy as decided by Authority Board.

19. OVER RIDING POWERS OVER ALLOTTED PROPERTIES

The lessor/the NOIDA reserves the right to all mines, minerals, coals, washing gold's, earth oils, quarries, etc. in, over or under the allotted plot and full rights and powers at any time to do all the acts and things, which may be necessary or expedient for the purposes of searching, for working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the allotted plot or for any building/structure standing thereon, provided always that the lessor/the NOIDA shall make reasonable compensation to the allottee/lessee for any damages directly occasioned by the exercise of the rights hereby reserved. The decision of the NOIDA on the amount of such compensation will be final and shall be binding on the allottee/lessee.

20. LIABILITY OF MAINTENANCE/PAYMENT OF TAXES

- i. The allottee/lessee would be liable to pay all taxes/charges and assessment of every description in respect of plot whether assessed, charged or imposed on the plot or on the building constructed thereon, from time to time.
- ii. All the arrears due to the NOIDA are recoverable as 'arrears of land revenue'.
- iii. The lessee shall not display or exhibit any picture, posters, statues, and other articles, which are repugnant to the morals and/or are indecent or immoral. The lessee shall not display or exhibit any advertisement in any part of the exterior wall of the building.

21. CONSEQUENCES OF MISREPRESENTATION

If the allotment is found to be obtained by any misrepresentation, concealment, suppression of any material facts by the allottee/lessee, the allotment of plot will be cancelled and/or lease will be determined, as the case may be. In addition, the entire money deposited by the allottee/lessee shall be forfeited and legal action for such misrepresentation, concealment and suppression of material facts shall be taken.

22. CONSEQUENCES OF BREACH OF TERMS & CONDITIONS

The NOIDA can exercise its right to cancellation of industrial plot an account of breach of terms and conditions of allotment/lease deed/transfer deed. However, the NOIDA can restore the allotment of the plot. In case of restoration, allottee/lessee would pay restoration charges as per the prevailing policy of the NOIDA & have to follow other conditions of restoration of the allotment.

23. AVAILABILITY OF PLOTS FOR ALLOTMENT

List of available plots for allotment shall be displayed on the official website of



NOIDA i.e. www.noidaauthorityonline.in. Number of plots may increase or decrease depending on the availability of the land. The NOIDA reserves the right to withdraw any plot from and/or add any plot to the allotment process at any time, without assigning any reasons.

24. 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.

25. VIOLATION OF TERMS AND CONDITIONS

Any violation of terms(s) and condition(s) of allotment/ Lease Deed/ Transfer deed shall attract cancellation/ revocation of allotment / Lease Deed/ Transfer deed to be preceded by dispossession of Industrial Premises. The amount deposited would be forfeited / refunded as per rules prevailing at that time. At present 30% (Thirty percent) of the premium of the plot will be forfeited. Further, deposits against all revenue heads i.e. interest, due lease rent and penalty etc. shall also be forfeited.

26. GENERAL CONDITIONS

- i. The allottee/ lessee would not be entitled to divide the plot allotted for industrial use. However, in exceptional circumstances the industrial plots above 2.5 acres may be eligible for sub-division provided they have been declared sick by competent Authority after being declared functional for at least 5 years. This shall be subject to payment of sub-division charges and other terms and conditions of sub-division policy as decided by Authority Board
- ii. If due to unavoidable circumstances, NOIDA is unable to allot the land, the registration money deposited by applicant would be refunded. However, no interest on the deposits will be paid to the applicant.
- iii. If due to unavoidable circumstances the possession of plot is not handed over to allottee, the full amount deposited by the allottee would be refunded. However, no interest on the deposits will be paid to the allottee.
- iv. Amalgamation shall be considered as per prevailing policy of the NOIDA on receipt of such request.
- v. That in employing a skilled or unskilled labour for his industry on the allotted premises the allottee shall employ 5% employees from the villagers whose land have been acquired for the purpose of the said Industrial Area out of total labour force.
- vi. Allottee will obtain water/sewer, electric connection from the concerned department at his own cost.
- vii. That the lessor/the NOIDA reserves the right to make such amendments, additions, deletions and alterations in the terms and conditions of the brochure, allotment, lease, building bye-laws as it finds expedient and such amendments, addition, deletion and alterations shall be binding on the allottee/lessee.
- viii. The allottee shall ensure that the industrial effluents discharged by their unit



shall meet the standards laid down by Central and State Govt. to control the pollution and the allottee shall be governed by the state and the central enactment on the subject.

- ix. Allottee will follow all the statutory obligations of pollution control norms as per provisions of the Act of Government of India/Government of Uttar Pradesh.
- x. In case of any dispute in the interpretation of any word or terms and conditions of the allotment/lease, the decision of the NOIDA shall be final and binding on the allottee/lessee and his/her/their successor.
- xi. That the lessee and his/her/their successors shall abide by the provisions of the U.P. Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) and such rules, regulations or directions as issued from time to time by the government.
- xii. GST charges shall be applicable as per provisions of the CGST Act, 2017 and changes if any will be applicable accordingly.
- xiii. Any dispute between the lessor and lessee/sub-lessee shall be subject to the territorial jurisdiction of Civil Courts at Distt. Gautam Budh Nagar or the High Court Adjudicator at Allahabad.
- xiv. **The allotment will be accepted by the allottee on “As is where is” basis.**
- xv. It shall be the responsibility of the allottee to observe the provisions related to the fire safety. Allottee shall obtain necessary approvals from competent authority on his own.
- xvi. The allottee/lessee shall have to make sufficient provisions of parking within the plot itself as per New Okhla Industrial Development Area (Parking) Directions, 1999.
- xvii. In case of interpretation issues in the brochure/Lease Deed/Policy Documents, the decision of the Chief Executive Officer, NOIDA shall be final and binding to the allottee/lessee.

27. DECLARATION BY THE APPLICANT

I/We hereby declare that the information, submitted with application form, are true to the best of our knowledge. Nothing has been concealed and no part of it is false. I/We further declare that we have carefully read and understood the terms and conditions for allotment of industrial plot and do hereby abide by the same. Each page of the terms & conditions has been signed. I/We are aware, if allotment is obtained on the basis of false information, the NOIDA may cancel our allotment at any stage and forfeit all the deposits made by me/us.

Signatures of the
Authorised Signatory and stamp of
the Applicant with name/
status/designation (Signatures to be
duly attested by the Bank Manager)

OBJECTIVE CRITERIA

S. No.	Criteria	Marks Obtained	
1	If the proposed industrial activity falls within the definition of Sun rise sector ¹ or Focus sector ²	20 marks	
2	If the <u>proposed</u> capital of the applicant includes FDI, marks would be given as under	10 marks	
	FDI above 49%		10 marks
	FDI 25% to 49%		7.5 marks
	FDI upto 24%		5 marks
	<u>It shall be the responsibility of the applicant to comply with FDI norms as prescribed by Govt. of India.</u>		
3	If the applicant intends to export the production from the unit, marks would be given as under	10 marks	
	Export upto 75% of total production		10 marks
	Export upto 50% of total production		7.5 marks
4	If the proposed unit provides employment, marks would be given as under	5 marks	
	Employees more than 400		5 marks
	Employees more than 200		3 marks
5	If the proposed industry is ancillary unit of an existing industry or expansion of an existing industry, or diversification of existing industry. ³ The existing industry must be operational within Noida region.	5 marks	
6	If the proposed industry is a Start-up ⁴ or incubator ⁵	7 marks	
7	The net worth ⁶ of the applicant <i>vis-a-vis</i> the project cost shall be given marks as following-	10 marks	
	Net worth more than 30% of project cost		10 marks
	Net worth more than 25% of project cost		7.5 marks
	Net worth more than 20% of project cost		5 marks
8	The liquidity ⁷ of the applicant <i>vis-a-vis</i> the project cost shall be given marks as following-	10 marks	
	Liquidity more than 20% of Project cost as per DPR		10 marks
	Liquidity more than 15% of Project cost as per DPR		8 marks
	Liquidity more than 10% of Project cost as per DPR		6 marks
9	The Average Turnover ⁸ of the applicant <i>vis-a-vis</i> the project cost shall be given marks as following-	10 marks	
	100% of total project cost as per DPR		10 marks
	75% of total project cost as per DPR		7.5 marks
10	If the applicant is woman/ SC ⁹ /ST ¹⁰ /person with disability ¹¹	3 marks	
11	Interview of the Applicant and technical presentation would be conducted	10 marks	
**Definitions provided in Annexure 1			

****Annexure 1:**

S. no.	Term	Definition
1	Sun rise sector	<ul style="list-style-type: none"> i. Green hydrogen production ii. Capital goods including heavy electrical and power equipment, earthmoving and mining machinery, and process plant equipment iii. Aircraft and allied components manufacturing iv. Electric Vehicle v. Semiconductor vi. Automobile and automotive vii. Projects related to Circular Economy
2	Focus Sector	<p>The following sectors will be included</p> <ul style="list-style-type: none"> a. Agro and food processing b. Handloom & Textiles c. Electronics Manufacturing d. Data Centre e. Defense & Aerospace f. Warehousing & logistics g. IT/ITES h. Film i. Renewable Energy j. Civil Aviation k. Animation, Visual effects, Gaming and Comics (AVGC) l. Mega multisector focused skill parks/ hubs
3	Existing industry	<p>An applicant who claims to run an existing industry, must fulfil the following conditions:</p> <ul style="list-style-type: none"> i. The existing industry must be a profit-making unit for the last three years immediately preceding the date of application. ii. The existing industry must be running at minimum of 70% installed capacity. iii. Copy of utility bills including electricity bill of the existing industry must be submitted by the applicant. iv. The existing industrial plot or any part of plot or facility must not be given on rent. v. The applicant shall submit certificate from its statutory auditor certifying the turnover and net profit for the last three years immediately preceding the date of application. The auditor will certify that turnover matches with the GST returns. vi. If the promoters of an existing industry propose to apply for industrial plot then they may use the credentials of their existing industry provided that the promoters in existing industry and proposed industry will remain the same and shall not dilute their shareholding/ownership before the unit becomes functional
4	Start-Up	<p>An entity shall be considered as a Startup on fulfilling the conditions defined by Government of India, vide notification No. G.S.R. 364(E) dated April 11, 2018 as modified vide Gazette Notification No. G.S.R. 34(E) dated January 16, 2019 (and as may be amended from time to time).</p> <p>In this notification, an entity shall be considered as a Startup:</p>

		<p>(i) Upto a period of ten years from the date of incorporation/ registration, if it is incorporated as a private limited company (as defined in the Companies Act, 2013) or registered as a partnership firm (registered under section 59 of the Partnership Act, 1932) or a limited liability partnership (under the Limited Liability Partnership Act, 2008) in India.</p> <p>(ii) Turnover of the entity for any of the financial years since incorporation/ registration has not exceeded one hundred crore rupees.</p> <p>(iii) Entity is working towards innovation, development or improvement of products or processes or services, or if it is a scalable business model with a high potential of employment generation or wealth creation.</p> <p>Provided that an entity formed by splitting up or reconstruction of an existing business shall not be considered a 'Startup'.</p> <p>(iv) The entity should be a DPIIT recognized Startup.</p> <p>(v) The entity should be registered under Government of India, Ministry of Finance, Department of Revenue, Central Board of Direct Taxes</p>
5	Incubator	The incubator shall be responsible to support startups by providing plug and play facilities, meeting/conference rooms/office space and shared administrative services, high-speed internet access etc. The Incubators shall also provide various services to startups such as mentors, training, funding, legal services, accountancy services, technical assistance, networking activities, marketing assistance etc. in collaboration with State/Central Government, as possible
6	Net Worth	<p>Net worth shall be computed as under:</p> <p>Aggregate value of the paid-up share capital and all reserves created out of the Profits, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, as per the audited Balance Sheet of year immediately preceding the date of application.</p> <p>However, reserves created out of revaluation of assets, write back of depreciation and amalgamation are not included in the net worth.</p> <p>Note: The net worth shall be certified by the statutory auditor of the applicant computed as per above method</p>
7	Liquidity	<p>Liquidity shall be computed as under:</p> <p>Sum total of cash, bank balance, Fixed deposits (not pledged against bank guarantee or any other liability or contingent liability), marketable securities (not including securities which has not been traded on a recognised stock exchange for the last 30 days) as on the date of application.</p> <p>It shall not include inventory, prepaid expenses, security deposits given, amount receivable from statutory authorities, loan and advances.</p> <p>Note: The Liquidity shall be certified by the statutory auditor of the applicant computed as per above method</p>
8	Turnover	<p>Turnover shall be certified by the statutory auditor of the applicant and shall match with the GST returns filed.</p> <p>Turnover shall be taken as the average turnover for the last 3</p>

		years immediately preceding the date of application. Turnover shall not include receipts/income from non -industrial activities.
9	SC	Scheduled Castes means such castes, races or tribes or parts of or groups within such castes, races or tribes as are deemed under Article 341 to be Scheduled Castes for the purposes of this Constitution
10	ST	Scheduled Tribes means such tribes or tribal communities or parts of or groups within such tribes or tribal communities as are deemed under Article 342 to be Scheduled Tribes for the purposes of this Constitution
11	Person with disability	“Person with disability” means a person with long term physical, mental, intellectual or sensory impairment which, in interaction with barriers, hinders his full and effective participation in society equally with others (as defined in The rights of persons with disabilities Act, 2016)

Note:

- Minimum 65 Marks are required for Qualification.

Annexure 2:

Pre-Requisites/ Mandatory Conditions to be fulfilled by each applicant
1. Detailed Project Report (DPR) would be submitted in a prescribed format providing all the details about the proposed industry.
2. The applicant would provide the project implementation schedule in the DPR.
3. The project implementation schedule shall provide detailed schedule/timeline about the following: <ul style="list-style-type: none"> - Map submission, map approval timeline - Other approvals like structure approvals from IIT - Pollution clearance - Environment clearance - Building construction - Occupation certificate - Production evidences
4. The applicant must have PAN and GST Registration
5. The applicant must be registered as MSME, if it is a MSME unit as per MSME Act.
6. The applicant shall give priority to provide employment to the local persons in any of its existing units.
7. The applicant shall give priority to procure locally from the Uttar Pradesh.
8. An applicant would be ineligible to apply if the industrial plot already allotted to it has been rented out by it.

<p>9. An applicant who claims to run an existing industry, must fulfill the following conditions:</p> <ul style="list-style-type: none"> i. The existing industry must be a profit-making unit for the last three years immediately preceding the date of application. ii. The applicant shall submit GST returns for the last three years immediately preceding the date of application along iii. The existing industry must be running at minimum of 70% installed capacity. iv. Copy of utility bills including electricity bill of the existing industry must be submitted by the applicant. v. The existing industrial plot or any part of plot or facility must not be given on rent.
<p>10. After allotment of industrial plot, no change in activity shall be permitted. Only interchange in activity falling within Focus sector or Sun Rise sector (which was applied) may be permitted.</p>
<p>11. Detailed Project Report (DPR) shall include the following:</p> <ul style="list-style-type: none"> a) Proposed product b) Land cost c) Detailed Building cost d) Detailed Plant & machinery cost e) Detailed miscellaneous Fixed Assets cost f) Detailed cost of production including Salary & Wages g) Statement of Cost of Project and means of finance h) Production particulars including quantitative details and sale pricing i) Margin Money of working capital j) Projected Profit & Loss Account, Projected Cash Flow statement, Projected Balance sheet k) Capital structure and means of finance l) Implementation Schedule m) Production process including technical requirements n) List of proposed customers o) Sensitive analysis
<p>12. Experience of applicant in proposed activity</p>
<p>13. Copy of all applicable registrations, licenses and approvals</p>
<p>14. Copy of all orders in hand</p>



ANNEXURE – A

CHECK LIST OF THE DOCUMENTS TO BE SUBMITTED

Following documents are to be submitted along with the application:

1. Annexure-1 UDIN bearing CA certificate for average turnover based on last three audited financial statement
2. Annexure-2 UDIN bearing CA certificate for Net worth based on last audited financial statement
3. Annexure-3 Liquidity Certificate
4. Annexure-4 AFFIDAVIT (Self Declaration)
5. Annexure-5 AFFIDAVIT (Application)
6. Annexure-6 STATEMENT OF SHAREHOLDERS
7. Annexure-7 CHECKLIST FOR OBJECTIVE CRITERIA
8. Annexure-8 Affidavit/ Indemnity Bond (on Rs 100 Stamp Paper duly notarized) declaring that the allottee is fully aware that if the allotted plot is not made functional within the stipulated time as mentioned in the brochure, the plot shall be deemed to be cancelled and possession of the plot shall vest with the Authority in accordance to the UP Industrial Area Development (Amendment) Ordinance, 2020 dated 28.07.2020.
9. Annexure-9 Brief Description of the project.
10. Audited annual financial reports for the last three (3) years i.e. 2020-21, 2021-22 and 2022-23 certified by the CA as per the last published balance sheets.
11. Detailed Project Report including manufacturing technologies to be adopted, project implementation plan in years, employment generation, technical experience of the applicant,
12. Any other document or details mentioned in this scheme document.



Annexure-1

FINANCIAL STATEMENT OF TURNOVER

S.No.	Description	2020-2021 (as per audited balance sheet) / ITR Applicant of	2021-2022 (as per audited balance sheet) / ITR of Applicant	2022-2023 (as per unaudited balance sheet) / ITR of Applicant
1	Turnover of a. Sole applicant b. Holding Company c. Subsidiary companies			
	Total (a+b+c)			
2	Turnover of a. Holding companies of Leader/ relevant members b. Subsidiaries of Leader / Relevant member			
	Total (a+b)			

Signature of Authorised signatory

Stamp of applicant with name and Status/designation

Certificate of Statutory Auditors/Chartered Accountant

Based on the Audited balance sheet 2020-21 and 2021-22 and 2022-23 & other relevant documents, we, M/sthe Statutory Auditors and/or Chartered Accountants for IV/s..... (Individual, firm either Proprietor or Partnership Firm, Company either Private or Public Limited) having turnover Rupees certify that the above information are correct.

Signature & Seal

Statutory Auditors/Chartered Accountant Membership



Annexure - 2

FINANCIAL STATEMENT OF NETWORTH

S.No.	Description	Amount in crore rupees	Remarks
1.	Net worth as on 31-03-2023 a. Sole applicant b. Its holding company. c. Its subsidiary companies.		
	Total {a+b+c}		
2	Net worth as on 31-03-2023 a. Holding companies of leader/ Relevant members b. Subsidiaries of Leader/Relevant member		
	Total (a+b)		

Signature of Authorised signatory

Stamp of applicant with name And Status/designation

Certificate of Statutory Auditor s/Chartered Accountant Based on the Audited balance sheet and other relevant documents, we, M/s..... the Statutory.

Auditors and/or Chartered Accountants for M/s
..... {Individual, firm either Proprietor or
Partnership Firm, Company either Private or Public Limited) having turnover Rupees
.....certify that the above information are correct.



ANNEXURE - 3

LIQUIDITY CERTIFICATE

This is certify thatmaintaining Current Account/ Saving Bank Account/FOR/ other Deposit Account Nos.with us, having liquidity of Rs.....as on.....

Name of Officer with Designation
(with rubber stamp)

Note:

1. Separate certificate for each company/ firm individual to be submitted.
2. Liquidity certificate should not be more than six months old from the date of submission of application.



Annexure-4

AFFIDAVIT (Self Declaration)

(To be furnished on non-judicial stamp paper of Rs.100/- duly attested by notary public, by the sole Applicant or by Each Member/Partner/Shareholder)

IS/O.....aged about years
.....proprietor/owner/director/partner/authorized
signatory of
.....
..... r/o.....do hereby solemnly
affirm and state as under:

That I am the proprietor/owner/director/partner/authorized signatory
of.....,and competent to
swear and submit the following :-

1. That the unit product does not fall under polluting categories.
2. That the Company/Firm will get NOC from U.P. Pollution Control Board and SSI Certificate from concerned Department of U.P. Govt.
3. That the deponent is aware of the fact and law of the Authority that it is mandatory to submit the above documents to the Authority before the execution of the Lease Deed and if the Deponent fails to submit the above documents, he will be bound to follow the instructions/punishment as imposed by the Authority.
4. That the Deponent is also known about the fact that non submission of the above documents may also lead to cancellation of his candidature/allotment of the land for which he has applied.
5. That the Deponent assures and declare that in case of violation of above directions, NOIDA will be free to take any decision as it deem fit and appropriate

Deponent

I....., the deponent swear and declare that para 1 to 5 of the above affidavit are true and correct to my best of knowledge and no part of it is false or concealed.

Deponent

Date.....

Place:.....



Annexure-5

FORMAT FOR AFFIDAVIT

(To be furnished on judicial stamp paper of Rs. 100/- duly attested by notary public, by the sole Applicant or by Each Member).

Ref: Application of Industrial Plot in New Okhla Industrial development Area.

- 1 I, the undersigned, do hereby certify that all the statement made in our Application, including in various Annexures & Formats, are true and correct and nothing has been concealed.
- 2 The undersigned also hereby certifies that neither our Company M/s.....nor any of its Director/Constituent partners have been debarred by Government of Uttar Pradesh or any other State Government or Government of India or their agencies for any work or for the bidding /submitting Application for any project
- 3 The undersigned hereby authorize(s) and request(s) any Bank, person, firm or corporation to furnish pertinent information deemed necessary and requested by NOIDA to verify this statement or regarding my (our) competence and general reputation.

Signature of Authorized signatory

Stamp of applicant with Name And Status/designation



Annexure-6

1. STATEMENT OF SHARHOLDERS

Sr. No.	Name of Shareholders {All share holders with shareholding more than 5%}	Percent Shareholding
1.		
2.		
3.		
4.		
5.	<i>(Note: Add as many rows as required)</i>	

Signature of Authorized signatory

Stamp of applicant with name and Status/designation



Annexure – 7

Sr. No.	Criteria	Enclosed (Yes/ No)	Page number
1.	Net Worth		
2.	Average Profitability in balance sheet Last 3 years		
3.	Investment Excluding Land Cost		
4.	Employment		
5.	Experience		



Annexure – 8

Indemnity Bond
(on Rs 100/- stamp paper duly notarized)

Ref: Application of Industrial Plot in New Okhla Industrial Development Area.

I, the undersigned, do hereby certify that I'm fully aware that if the allotted plot is not made functional within the stipulated time as mentioned in the brochure, the plot shall be deemed to be cancelled and possession of the plot shall vest with the Authority in accordance to the UP Industrial Area Development (Amendment) Ordinance, 2020 dated 28.07.2020

Signature of Authorized signatory

Stamp of applicant with Name And Status/designation



ANNEXURE – 9

Brief information about the proposed project

1	Applied Area (In Sq.Mtrs.)	
2	Name of Proposed Project	
3	Total cost of the project (Rs.in lacs)	
4	Funding from own sources (Rs.in lacs) (Amount and nature of sources)	
5	Funding from other sources (Rs.in lacs) (Amount and nature of sources)	
6	Likely expected date of production	
7	Likely Employment generation	
8	Power required	
9	Capacity in which application is made (individual/non individual/company etc.)	

Signatures of the Authorised Signatory
and stamp of the Applicant with name/ status/designation
(Certified by C.A.)



ANNEXURE – 10

The following is the list of industry which may be permitted in industrial area developed by New Okhla Industrial Development Authority

S.No. Name of the Project

1. Agarbatti and Similar Products
2. Agriculture appliances and implements
3. Agriculture equipments repairing
4. Air conditioner(s)& its parts
5. Aluminum doors/windows/fittings/furniture
6. Aluminum-wares, moulds of cakes and pastry
7. Assembly and repair of cycles
8. Assembly and repairs of electrical gadgets
9. Assembly and repair of sewing machines
10. Atta chakki and spices and dal grinding
11. Attache, Suitcases Brief cases & bags
12. Auto Parts
13. Auto Mobile service/repair denting/painting
Workshop only on plot area of 400 sq. mtr. & above
14. Batik works
15. Battery charging
16. Belts and buckles
17. Biscuit, pappy, cakes, & cookies making
18. Block making and photo enlarging
19. Brass fitting
20. Bread & Bakeries
21. Brushes & Brooms
22. Buckets
23. Builder hardware
24. Bulbs (battery)
25. Buttons clips & hooks
26. Button making, fixing of buttons & hooks
27. Calico and Textile products
28. Candies, Sweets, Rasmalai etc.
29. Candles
30. Cane and Bamboo products
31. Canvas Bags & Hold-all makings
32. Cardboard Boxes
33. Carpentry
34. Terrazzo tiles, paving, jallies of Cement (in Phase-II only)
35. Assembly of Centrifugal pumps & small turbines
36. Citrus fruit concentrate
37. Clay modeling
38. Cold storage & refrigeration
39. Collapsible gates railing & grill



40. Conduit pipes
41. Confectionery candies and sweet
42. Copper and brass Art wares
43. Copper Metal parts
44. Copper-ware and utensils
45. Cordage, rope and twine making
46. Cotton and silkscreen printing
47. Cotton ginning
48. Cotton/silk Printing (By Hand)
49. Crayons
50. Cutlery
51. Cycle chain
52. Cycle locks
53. Dal milling
54. Data Processing Centers
55. Decorative goods
56. Dehydrated vegetables
57. Diamond cutting and polishing work
58. Dies for plastic mouldings
59. Door shutters and windows
60. Drugs and Medicines (formulation only in Phase-II)
61. Dyeing, bleaching, finishing processing cloth (including mercerizing, Calendaring, glazing etc.) only in phase-II
62. Elastic products.
63. Electric fans
64. Electric fittings (switch, plug, pin etc.)
65. Electric lamp shades, fixtures
66. Electric Motor and parts
67. Electric Press assembling
68. Electric appliances (room heaters, lamps etc.)
69. Electrical motors, transformers and generators
70. Electronic goods manufacturing
71. Embroidery
72. Enamel ware
73. Engineering works
74. Expanded metals
75. Fabrication (like trusses and frames)
76. Fire fighting equipments
77. Flour mills
78. Fluorescent light fitting (including neon signs)
79. Fountain pen, Ball pen and felt pens
80. Footwear
81. Framing of pictures and mirrors
82. Fruit canning
83. Glass work (assembly type)



84. Gold and Silver Thread Kalabattu
85. Grading, waxing and polishing of fruits
86. Only Blending/Repacking of Grease & Oils
87. Hand Press
88. Helmets
89. Hats, caps turbans including embroideries
90. Hinges and Hardware
91. House hold/kitchen appliances
92. Hydraulic Press
93. Ice boxes and body of the coolers
94. Labels/ Stickers
95. Ice-Cream
96. Information Technology/IT Enabled Industries
97. Industrial fasteners
98. Ink making for fountain pens
99. Interlocking & buttoning
100. Ivory Carving
101. Jewellery items
102. Juicer (only assembly)
103. Jute products
104. Key rings
105. Khadi and Handlooms Products
106. Knife making
107. Laboratory porcelain, dental porcelain work
108. Kulfi and confectionery
109. Lace work and like
110. Lamps and burners
111. Lantern. Torches and flash lights
112. Lathe machines
113. Laundry & dry-cleaning
114. Leather and raxine made ups.
115. Leather footwear
116. Leather Upholstery and other leather goods
117. Locks
118. Manufacturing of trunks and metal Boxes
119. Marble stone items
120. Metal containers
121. Metal letter cutting
122. Metal polishing
123. Milk creams separators and mixers
124. Milk testing equipments
125. Milling of pulses
126. Miscellaneous machines parts
127. Motor winding works
128. Musical instruments (including repairs)



129. Name plate making
130. Nuts/Bolts/Pulleys/Chains and gears
Oil Stoves, Pressure Lamps and Accessories
131. Optical instruments
132. Ornamental leather goods like purses, handbags
133. P.V.C. Compound
134. P.V.C. Products
135. Padlock and pressed locks
136. Formulation only of paints & Thinners (only in Phase-II)
137. Pan Masala
138. Paper products
139. Paper cutting machine
140. Paper making machine
141. Paper stationery items and book binding
142. Totally mechanized and automatic unit for pasteurized milk and its products permitted in Phase – II only
143. Perfumery and cosmetics
144. Photo Type Setting
145. Photographs, Printing (including signboard painting)
146. Photostat and cyclostyling
147. Pickles, Chutneys and Murabba
148. Pith hat, garlands of flowers and pith
149. Plastic products
150. Polish work
151. Polishing of plastic parts
152. Polythene bags
153. Precision instruments of all kinds
154. Preparation of Vadi & Papad etc.
155. Pressure cookers
156. Printing, book binding embossing and photographs etc.
157. Processed fruit and vegetables products
158. Processing of condiments, spices, groundnuts and dal etc.
159. Rakhee making
160. Rail coupling parts
161. Readymade Garments
162. Repairs of small domestic appliances and gadgets (like room heater, room coolers, hot plates, lamps etc.)
163. Repair of watches and clocks
164. Rings and eyelets
165. Rolling shutters
166. Rubber products from mixed compound
167. Rubber stamps
168. Safety pins
169. Sanitary goods machining & fittings
170. Saree fall making
171. Scissors making
172. Screen printing



173. Screw & nails
174. Software, Hardware & Peripherals of Computer
175. Sheet metal works
176. Shoe making and repairing
177. Shoe laces
178. Silver foil making
179. Small electronic components
180. Small Machine & Machine tools
181. Spectacles optical frames
182. Spice grinding
183. Speedometers
184. Sports goods
185. Sprayers (hand and foot)
186. Stamp pads
187. Stapler pins
188. Stationery items (including educational and school drawing instruments)
189. Steel Almirahs
190. Steel Furnitures
191. Steel Lockers
192. Steel wire drawings
193. Steel wire products
194. Stone engraving
195. Stove pipe, safety pins and aluminum buttons (by hand press)
196. Structural steel fabrications
197. Surgical bandage rolling and cutting
198. Surgical goods
199. Surgical instruments and equipments
200. T.V. Radio cassette, recorders etc.
201. T.V./ Radio/transistor cabinets
202. Table lamps and shades
203. Tailoring
204. Tomato ketchup & vegetable sauce
205. Containers lids
206. Tarpaulin & Tents including repairs (no processing & weaving)
207. Telephone and its parts
208. Thermometers
209. Thread balls and cotton fillings
210. Tin box making
211. Tractor parts
212. Transformer covers
213. Typewriter parts manufacturing and assembling
214. Tyre retreading with cold process only
215. Umbrella assembly
216. Upholstery springs and other springs (no heat treatment)
217. Utensils



218. Assembly of vacuum flasks
219. Velvet embroidered shoes/shawls
220. Veneer of plywood
221. Vermicelli and macaroni
222. Vinegar and juice
223. Watches and clocks parts
224. Water meters
225. Water meters repairing
226. Water Tanks
227. Wax polishing
228. Weaning food
229. Welding works
230. Wire drawing coating and electric cable
231. Wire knitting
232. Wire netting
233. Wood carving and decorative wood wares
234. Wooden/cardboard jewellery boxes
235. Wool balling and lachee making
236. Wool knitting (with machine)
237. Writing and marking ink
238. X-ray machines
239. Zari Zardozi
240. Zip fasteners
241. ITES-BPO/Call centers etc.
242. Audio-Video Studio, Film Studio, Film Production, Setting up T.V. Studio, Up linking facilities, Broadcasting, Editing, Sound & Visual Lab, Sound Transfer & Graphics.

The following project/operation/process shall not be permitted in any of the Phases of the industrial areas of NOIDA.

1. Smelter Process
2. Distillery
3. Dyes and dyes intermediates
4. Foundries, Coupala, Arc Furnace, Induction Furnace & other furnaces
5. Tannery
6. Pulp & Paper
7. Bone
8. Stone Crushing
9. Nitric Acid
10. Asbestos Manufacturing
11. Cement Plant
12. Caustic Soda
13. Sulfuric Acid
14. Fertilizers
15. Oil Refinery / Petroleum Refinery
16. Pesticides Industries
17. Basic Drugs
18. Petrochemicals



19. Synthetic rubber
20. Calcium carbide
21. Coke oven
22. Composite Woolen Mills
23. Inorganic Chemicals
24. Starch and Glucose
25. Toxic Organic Chemicals
26. Industries based on water as major raw material
27. Any other polluting, hazardous, obnoxious project or/and where water is major/ substantial raw material.

The following projects may be permitted independently also on restrictive basis in all sectors of Industrial Area Phase –II :-

1. Dying and Bleaching
2. Paint and Adhesives
3. Electroplating/pickling/power coating/Galvanizing as intermediate Process.
4. Paints/Pesticides/Drugs formulation
5. Marble Polishing & Stone cutting

While submitting project report along with the application, applicants may apply for a different project other than this list, provided the project has been cleared in Green Category issued by Uttar Pradesh Pollution Control Board. Chief Executive Officer, NOIDA shall be the final authority to grant permission for such project after due consideration.

However any of the above Unit would only be made functional subject to:-

- a Prior permission for the specific industry is obtained in writing from the NOIDA Authority.
- b Unit would comply with all the state/ central Govt. Statutory requirement, as applicable to permitted unit.
- c The unit would obtain the NOC consent from the UP Pollution Control Board. The main plant of the unit would only function when the mandatory pollution control plant and equipment's are totally fully in operation.
- d The unit would ensure suitable arrangement for disposal of liquid and gaseous effluents/wastes and also ensure disposal of solid industrial wastes at its risk, cost and responsibility as per governmental norms.
- e The unit would not undertake any storage/handling of material(s)/consumable(s)/intermediate/finished products).
- f There would be no activity in the unit, which is cause/source of nuisance to the neighbours and/or general public and or is detrimental/prejudice to public interests/environment.
- g The noise level emanating from the industry/unit would not exceed the limit fixed as per norms.
- h No activity other than industrial activity shall be allowed in the industrial premises in the entire industrial area in NOIDA.
- i The 209* projects listed in the G.O. No. 2164/37/AMR/97 dated 3-6-97 issued by UP Pollution Control Board and IT and IT enables services projects will be allowed to be set up in industrial areas of NOIDA. No prior permission of NOIDA Authority will be required for change of project to the projects listed in the above mentioned G.O. The allottees will only be required to inform the Authority about the change in the project, the allottee will be intimated within 30 days from the date of receipt of such intimation.
