



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Plot No: 01, Knowledge Park IV, Greater Noida, Uttar Pradesh 201310

SCHEME FOR
Allotment of Industrial Plots in Greater Noida - 2024

(SCHEME CODE: ONLIND2024-01)

Online Application for allotment of Industrial Land for setting up Industries





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Data sheet



#	Head	Details
1.	Date of issue of the Scheme Brochure / Scheme Opening Date:	As per portal
2.	Date of closure of the scheme/last date of submission of application form	As per portal
3.	Date of opening of Proposals/ Applications	As per portal
4.	Issuance of Allotment Letter	To be communicated on a later date
5.	Contact person, designation and contact details (address and phone nos.) in the Authority office	<p>OSD (Industry Dept.) Greater Noida Industrial Development Authority Plot No: 01, Knowledge Park IV, Greater Noida Uttar Pradesh 201310 Email: osdvr@gnida.in Phone No: +91 120 2336015 Website: www.greaternoidaauthority.in <i>Hard copies of the proposal are to be submitted through dispatch addressed to OSD Industries, GNIDA by 5 pm on the day after the last date of online submission.</i></p>
6.	Allotment method for the scheme	Objective Criteria score + Interview for allotment of Industrial plots
7.	Availability of scheme brochure (GNIDA)	Can be downloaded from the Nivesh Mitra website. https://www.niveshmitra.up.nic.in
8.	Processing Fee	An amount of INR 60,180/- (Including GST)
9.	Application Money/Registration Money/ Earnest Money Deposit	<p>10% of the total premium of the plot shall be deposited with application form as Registration Money. The Registration Money of the unsuccessful applicants will be returned without interest after rejection of application. (Adjustable or Refundable)</p> <p>In case of any revision in the allotment money during the course of a live scheme, the successful applicant shall have to pay the differential amount of the registration money/ EMD with balance payment within 90 days (in case of lumpsum payment – payment option 1) and first instalment within 60 days (in case of instalment payment – payment option 2), failing which the registration money/ EMD deposited shall be forfeited and the allotment shall stand cancelled.</p>
10.	Payment options	<p>Option 1: 100% (including 10% Application Money/Registration Money) within 90 days from the date of issue of Allotment Letter. In such case, 2% rebate will be given on the total premium of the plot.</p> <p>Option 2: 40% (including 10% Application Money/Registration Money) within 60 days from the date of issue of Allotment Letter and balance amount i.e. 60% of the total premium of the plot in 3 years in 6 equal installments.</p> <p>The applicable interest rate for instalments shall be as per prevailing</p>



#	Head	Details												
		<p>interest rates of GNIDA (10% p.a. as of 9th of January 2024). This rate will change as per interest rate revision by GNIDA.</p> <p><i>Note: The possession of plot shall only be offered when the Allottee has deposited minimum 40% amount of total premium of plot and executed lease deed.</i></p>												
11.	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.												
12.	Location charges	As per clause no. 3.4												
13.	Allotment money	<p>As per prevailing Sector Wise Rate List on the last date of Proposal Submission. Prevailing policy of the Authority attached as Section V: Annexure, Land Rates 2023-2024 + metro location charges, if applicable.</p> <p>Kindly note that these rates are subject to revision in each financial year (post 1st April of each year) and the allotment money prevailing on the day of allotment shall be applicable.</p>												
14.	Rate of annual Lease Rent	2.5% of the total premium of the plot to be increased by 50% every ten years.												
15.	Construction Period & Functional Period	<p>As per clause no. 2.1</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Area of plot in sqm</th> <th>Time for completion/ Functional</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Up to 4,000</td> <td>36 months</td> </tr> <tr> <td>2</td> <td>4,000 to 20,000</td> <td>36 months</td> </tr> <tr> <td>3</td> <td>Above 20,000</td> <td>60 months</td> </tr> </tbody> </table> <p>Normally, no extension for completion would be granted; However, in exceptional circumstances, extension may be granted by the Authority as per the prevailing policy of GNIDA at the time of submission of extension request letter by the Allottee and after payment of prescribed fees/charges.</p>	Sr. No.	Area of plot in sqm	Time for completion/ Functional	1	Up to 4,000	36 months	2	4,000 to 20,000	36 months	3	Above 20,000	60 months
Sr. No.	Area of plot in sqm	Time for completion/ Functional												
1	Up to 4,000	36 months												
2	4,000 to 20,000	36 months												
3	Above 20,000	60 months												
16.	Amalgamation or Sub-division	No sub-division shall be allowed on the allotted plots. The Allottee shall be solely responsible for the development/construction of all proposed activities as approved by the Authority. Amalgamation of two adjoining plots under certain conditions may be allowed as per prevailing policy of the Authority.												
17.	Consortium	Not allowed												
18.	GNIDA PAN Number	AAALG0129L												
19.	GNIDA GST Number	09AAALG0129L1Z6												



1 Section I: Instructions to the Applicants

1.1 Definitions

The key definitions for the purpose of this scheme document are as follows:

- i) "Authority" means the Greater Noida Industrial Development Authority
- ii) "Authorised Bank" implies the bank that has been identified by the Authority.
- iii) "Allotment Letter" is the letter issued by the Authority to the Allottee confirming the allotment under a particular scheme for which application was submitted
- iv) "Allotment Money" is the amount as prescribed in the scheme brochure as the price of the plot and is expected to be deposited by the Allottee within the given time period
- v) "Allottee" is the person whose allotment letter has been issued by the competent officer
- vi) "Screening Committee" is a committee constituted at the Authority for scrutiny of the applications received for allotment under the advertised scheme.
- vii) "Allotment Committee" is a committee constituted at the Authority for selection of Applicant(s) for allotment under the advertised scheme.
- viii) "Applicant" is the person/entity who has submitted application with requisite documents in response to this scheme.
- ix) "Building Byelaws/Regulations" as notified by the Authority for development of land and construction of buildings
- x) "Day" means calendar day
- xi) "Government" means the Government of Uttar Pradesh
- xii) "Net worth" from Financial Statement, where Net worth shall be calculated as below:
 - a. In case of a **Company**: Net Worth is the Paid-up share capital (excluding share application money) plus Reserves and surpluses (excluding revaluation reserve) less Preliminary and pre-operative expenditure; less Miscellaneous expenditure to the extent not written off; less accumulated losses; less intangible assets. (Figures are to be taken from the last audited balance sheet of the Company)
 - b. In case of a **Partnership firm/ LLP Firm**: Contribution by each partner taken together in the capital of the firm shall be considered as Net Worth of the firm excluding intangible assets, if any.
 - c. In case of an **Individual**: Net Worth statement (relating to application made by proprietorship firm) certified by the applicant's statutory auditors/ Chartered Accountant along with certified true copies of income tax / wealth tax returns with all its enclosures as submitted to Income Tax Authority, should be submitted.
 - d. For newly established companies, the financial credentials, including net worth, and liquidity, of the promoters will be evaluated as part of the assessment. The turnover of a new company will be evaluated based on the turnover of other group companies affiliated with the promoter.



A newly established company is defined as an entity that has not yet completed a financial year since its inception or incorporation, meaning it lacks any financial history or track record.

Please note that any company incorporated after the introduction of this scheme document will be considered as having been formed with the intent to utilize this clause and may face disqualification.

- xiii) "Lease Rent" is the amount paid by the Lessee to the Lessor as rental against the property allocated to the Lessee
- xiv) "Lease Deed" is a contractual agreement by which Lessor conveys a property to Lessee, for a limited period, subject to various conditions, in exchange for Lease Rent, but still retains ownership.
- xv) "Lessee" is the person/entity who holds the lease of a property or tenant
- xvi) "Lessor" refers to a person/entity who leases or rents a property to another; the owner which in this case is GNIDA.
- xvii) "Occupancy certificate" refers to the certificate issued by the Authority on completion of the building construction as per provisions of Building Regulations
- xviii) "Total Premium of the plot" is the total amount payable to the Authority calculated on the basis of total area of the plot. The "Total Premium of the plot" shall mean the Price of the plot, GST and Taxes if any is over and above this premium and are not included in the definition of Total Premium.
- xix) "Authorized Signatory" Officer or representative vested (explicitly, implicitly, or through conduct) with the powers to commit the authorizing organization to a binding agreement.
- xx) "P.T.M." Permission to Mortgage.

1.2 Allotment based on Objective Criteria

Marking system would be devised for the evaluation of applications

S. No.	Criteria	Marks
1	If the proposed industrial activity falls within the definition of Sun rise sector or Focus sector	10
2	If the capital of the applicant includes FDI marks would be given as under:	
	FDI up to more than 50%	10
	FDI 20% to 50%	7.5
	FDI 5% to 19%	5
	FDI 0% TO 4%	0
3	If the total production of applicant is exported, marks would be given as under	
	Export up to 75% of total production	10
	Export up to 50% of total production	7.5
4	If the proposed industry provides employment, marks would be given as under:	
	More than 400 employees	5
	More than 200 employees	3
5	If the proposed industry is ancillary unit of an existing industry or expansion of an existing industry, or diversification of existing industry. An applicant who claims to run an existing industry, must fulfil the following conditions: 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.	5



S. No.	Criteria	Marks
	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.	
6	If the proposed industry is a start-up or incubator	7
7	Total Investment proposed in the DPR	
	200- 500 Crores	10
	100 – 200 Crores	8
	50-100 Crores	4
	Up to 50 Crores	2
8	Net worth of the applicant	
	Net worth more than 30% of the proposed Investment in the DPR	10
	Net worth more than 25% of the proposed Investment in the DPR	8
	Net worth more than 20% of the proposed Investment in the DPR	6
9	Liquidity of the applicant	
	Liquidity more than 20% of proposed Investment in the DPR	10
	Liquidity more than 15% of proposed Investment in the DPR	8
	Liquidity more than 10% of proposed Investment in the DPR	6
10	Average Annual Turnover of the applicant in the last 3 years	
	100% of the Investment as per DPR	10
	75% of the Investment as per DPR	7.5
11	If the applicant is woman/ SC/ ST/ person with disability	3
	Interview and technical presentation	10
	Minimum 3 marks may be given to applicant fulfilling mandatory conditions	

Annexure 1

Sr.No.	Term	Definition
1	Sun rise sector	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	The following sectors will be included a) Agro and food processing b) Handloom & Textiles



Sr.No.	Term	Definition
		c) Electronics Manufacturing d) Défense & Aerospace e) Warehousing & logistics f) Film g) Renewable Energy h) Civil Aviation i) Animation, Visual effects, Gaming and Comics (AVGC) j) Mega multisector focused skill parks/ hubs
3	Existing industry	An applicant who claims to run an existing industry, must fulfil the following conditions: 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	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). In this notification, an entity shall be considered as a Startup: 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. ii) Turnover of the entity for any of the financial years since incorporation/ registration has not exceeded one hundred crore rupees. 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. iv) Provided that an entity formed by splitting up or reconstruction of an existing business shall not be considered a 'Startup'.



Sr.No.	Term	Definition
		<p>v) The entity should be a DPIIT recognized Startup.</p> <p>vi) 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: 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. However, reserves created out of revaluation of assets, write back of depreciation and amalgamation are not included in the net worth. 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: 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. It shall not include inventory, prepaid expenses, security deposits given, amount receivable from statutory authorities, loan and advances. 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. Turnover shall be taken as the average turnover for the last 3 years immediately preceding the date of application. Turnover shall not include receipts/income from non -industrial activities.</p>
9	SC	Scheduled Castes means such cases, 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	Persons 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



Sr.No.	Term	Definition
		participation in society equally with others (as defined in The rights of persons with disabilities Act, 2016)

- 1.2.1 Any Proprietor or Partnership Firm, Limited Liability Partnership Firm (LLP), Private or Public limited company can submit Application(s)/Proposal(s) for one or more than one plot. The firms and the companies should be registered in India.
- 1.2.2 Proposed Partnership/LLP/Private Ltd. Companies will not be eligible to participate, and their application will be summarily rejected.
- 1.2.3 The Applicant should be competent to contract.
- 1.2.4 Applicant(s) which are part of the defaulters' lists as per record of GNIDA on the last date of Application / Proposal Submission are not eligible to participate and their Applications shall be automatically disqualified.

1.3 How to Apply & Acceptance of Application

- 1.3.1 Apply online and upload Application and other statutory documents.
- 1.3.2 The applicants must attach a non-refundable and non-adjustable Processing Fee of Rs. 60,180/- (including GST) which will be paid online along with Registration Money.
- 1.3.3 Registration Money equivalent to 10% of the total Premium of the Plot area which is either adjustable or refundable for which application is being submitted should be deposited. In case of any revision in the Allotment money during the course of a live scheme, the successful applicant shall have to pay the differential amount of the registration money/ EMD with balance payment within 90 days (in case of lumpsum payment – payment option 1) and first instalment within 60 days (in case of instalment payment – payment option 2), failing which the registration money/ EMD deposited shall be forfeited and the allotment shall stand cancelled.
- 1.3.4 The list of qualified and disqualified applicants will be uploaded on the website.
- 1.3.5 List of available plots for allotment are displayed on the Website. Number of plots may increase or decrease depending on the availability of land at the time of allotment. CEO reserves the right to withdraw any plot for the allotment process at any time, without assigning any reason.
- 1.3.6 GNIDA reserves its right to withdraw the scheme at any stage without assigning any reason thereof.
- 1.3.7 Successful applicants will be issued allotment letter after the approval of the Chief Executive Officer (CEO) of the Authority. Unsuccessful applicants will be informed along with a refund of the registration amount deposited. After approval of the CEO, allotment letters will be issued within 30 days of such approval, by the OSD/General Manager/Manager (Industries) with the condition that the allottee will submit an under-taking at the time of execution of Lease Deed on Non judicial stamp paper of Rs.10/- as under –
- Unit product does not come under prohibited pollution category by GNIDA or UPPCB.



- NOC from U.P. Pollution Control Board / Certificate from concerned department of U.P. Govt. will be submitted before obtaining the functional certificate.
- In case of violation of above directions, GNIDA will be free to take any decision.

1.3.8 Incomplete applications shall be summarily rejected.

1.4 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 evidence
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.
9. An applicant who claims to run an existing industry, must fulfil the following conditions: <ul style="list-style-type: none"> • The existing industry must be a profit-making unit for the last three years immediately preceding the date of application. • The applicant shall submit GST returns for the last three years immediately preceding the date of application along • The existing industry must be running at minimum of 70% installed capacity. • Copy of utility bills including electricity bill of the existing industry must be submitted by the applicant. • The existing industrial plot or any part of plot or facility must not be given on rent.
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.
11. Detailed Project Report (DPR) shall include the following: <ul style="list-style-type: none"> • Proposed product. • Land cost • Detailed Building cost • Detailed Plant & machinery cost • Detailed miscellaneous Fixed Assets cost. • Detailed cost of production including Salary & Wages • Statement of Cost of Project and means of finance. • Production particulars including quantitative details and sale pricing • Margin Money of working capital • Projected Profit & Loss Account, Projected Cash Flow statement, Projected



<ul style="list-style-type: none"> • Balance sheet • Capital structure and means of finance • Implementation Schedule • Production process including technical requirements • List of proposed customers • Sensitivity analysis
12. Experience of applicant in proposed activity
13. Copy of all applicable registrations, licenses, and approvals
14. Copy of all orders in hand

1.5 Language and currency

1.5.1 The document and all related correspondence for this scheme shall be in English language. The currency for the purpose of this scheme shall be Indian National Rupee (INR).

1.6 Applicant's responsibility

1.6.1 It is deemed that before submitting the application, the Applicant has made complete and careful examination of the following:

- i) The eligibility criteria and other information/requirements, as set forth in the Brochure.
- ii) All other matters that may affect the Applicant's performance under the terms of this scheme including all risks, costs, liabilities and contingencies.

1.6.2 GNIDA shall not be liable for any mistake or error or neglect by the Applicant.

1.6.3 The plot(s) are being allotted on 'As it is where it is basis'. It is the responsibility of Applicant do all due diligence about the location and situation of plot including personal visit to the plot(s). GNIDA will not be responsible in any manner on this account.

1.7 Documents required with Application.

1.7.1 Following documents duly signed by the applicant and certified by Chartered Accountant on each page, should be enclosed with the application form:

A. In case of Company (Private & Public):

- i) Certified true copy of Certificate of Incorporation/Certificate of Commencement of Business.
- ii) Application Form as per Form No. 4.1
- iii) Certified true copy of Memorandum & Articles of Association
- iv) List of Directors certified by a Chartered Accountant as on date of submission of Application.
- v) List of Shareholders certified by the statutory auditors/Chartered Accountant. In case the numbers are large, list should contain details of major shareholding i.e. of promoters, institutions, corporates and the public as on date of submission of Application



- vi) Board resolution authorizing the applicant (Authorized Signatory – company secretary or M.D. of the company) to sign on behalf of the company for making this application.
- vii) Net Worth Statement certified by the statutory auditors/Chartered Account of the Company as per Form 4.3
- viii) Audited annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets in accordance with Form No. 4.2.
- ix) Liquidity Certificate not more than 6 months old (from the date of application) from a nationalized/ scheduled bank in accordance with Form No. 4.4.
- x) Project Report with Form No. 4.6
- xi) Affidavit stating that the Applicant(s) are not part of defaulters' lists as per record of GNIDA on the last date of Application / Proposal Submission in accordance with Annexure No. 4.7
- xii) Affidavit (Green/Non-polluting Declaration) in accordance with Annexure No. 4.8

B. In case of Partnership/ Limited Liability Partnership (LLP) Firm:

- i) Attested copy of the Partnership Deed in case of Partnership firm
- ii) Attested Copy of the certificate issued by Registrar of Firm.
- iii) Application Form as per Form No. 4.1
- iv) Board resolution authorizing the applicant to sign on behalf of the Partnership/ Limited Liability Partnership (LLP) for making this application.
- v) Net Worth Statement certified by the statutory auditors/Chartered Account of the Partnership firm as per Form 4.3
- vi) Audited annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets in accordance with Form No. 4.2.
- vii) Liquidity Certificate not more than 6 months old from a nationalized/ scheduled bank in accordance with Form No. 4.4
- viii) Project Report with Form No. 4.6
- ix) Affidavit stating that the Applicant(s) are not part of defaulters' lists as per record of GNIDA on the last date of Application / Proposal Submission in accordance with Annexure No. 4.7
- x) Affidavit (Green/Non-polluting Declaration) in accordance with Annexure No. 4.8

C. In case of Proprietorship:

- i) Application Form as per Form No. 4.1
- ii) Net Worth Statement certified by the statutory auditors/ Chartered Account of the Proprietorship concern as per Form 4.3
- iii) Audited annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets in accordance with Form No. 4.2.



- iv) Liquidity Certificate not more than 6 months old from a nationalized/ scheduled bank in accordance with Form No. 4.4.
- v) Project Report with Form No. 4.6
- vi) Affidavit stating that the Applicant(s) are not part of defaulters' lists as per record of GNIDA on the last date of Application / Proposal Submission in accordance with Annexure No. 4.7
- vii) Affidavit (Green/Non-polluting Declaration) in accordance with Annexure No. 4.8

Apart from the above list (not exhaustive) relevant documents mentioned in any other part of this document also needs to be submitted.

1.8 Extension of time limit for deposit of Allotment money

- 1.8.1 No extension regarding time period will be allowed for the deposit of Allotment Money. In case of default in payment, the allotment letter will be cancelled, and the Registration Money will be forfeited by the Authority.

1.9 Allotment Process

- 1.9.1 Screening Committee: The applications shall be scrutinized by a designated Screening Committee. The final decision of the Authority in this regard shall be final. The "Authority" shall have the right to accept or reject any offer without any reason.
- 1.9.2 Scrutiny of applications: The application along with the requisite documents will be scrutinized by the Screening Committee. If the applications are found to be incomplete/ information is incorrect, the authority may reject the application or may seek clarification if deemed necessary.
- 1.9.3 In case the Applicant is unable to submit the required information within prescribed time, the application shall not be considered for allotment.
- 1.9.4 All plots shall be allotted to the highest scorer of the Objective criteria + Interview.
- 1.9.5 Issue of allotment cum allocation letter: The Allottee shall be informed about the allotment via an allotment cum allocation letter with specific plot number. The Allotment Letter shall be issued within 30 days from the date of approval of allotment.
- 1.9.6 Applicant has to deposit Allotment Money as mentioned in Data Sheet.
- 1.9.7 In case the due Allotment Money as mentioned above is not deposited within the stipulated/extended period, the allotment of plot shall be cancelled without giving any opportunity in this regard and Registration Money deposited shall be forfeited.



- 1.9.8 In case of Mega and beyond Projects and on written instructions by Government of Uttar Pradesh/Invest UP, Direct Allotment may be done by the GNIDA (Allotment/Screening Committee) in respect of any vacant plot already uploaded on website/GIS platform of GNIDA. In this regard, interested Applicants are requested to regularly visit GNIDA's website/GIS platform and be updated of all vacant industrial plots of the Authority. In case the Applicant is interested in a particular vacant plot, they are advised to contact Invest UP (<https://invest.up.gov.in/>) for further action.
- 1.9.9 List of available plots for allotment are displayed on the Website of the Authority. Number of plots may increase or decrease depending on the availability of land at the time of allotment. CEO reserves the right to withdraw any plot for the allotment process at any time, without assigning any reason.

1.10 Payment schedule

- 1.10.1 **Option 1:** Applicant/Allottee has option to make full and final payment of the total premium of the plot within 90 days from the issue of Allotment Letter. In such case, 2% rebate will be given on the total premium of the plot.
- 1.10.2 **Option 2:** Applicant/Allottee has option to pay 40% of the total premium of the plot (including Earnest Money / Registration Money) within 60 days from the issue of Allotment letter. Balance amount 60% of the total premium of the plot has to be paid by in 3 years in 6 half-yearly instalments. The rate of interest on instalments shall be as per the prevailing interest rates of GNIDA, from time to time (current interest rate is 10% p.a. as of 9th of January 2024). This rate will change as per interest rate revision by GNIDA.
- 1.10.3 **Other conditions:**
- i. The Applicant has to give his option for the payment plan along with the Proposal as per Annexure No. 4.1.
 - ii. Payments can be made with online through the website as mentioned in the data sheet. Authority is in the process and may soon implement end-to-end ERP system for all processes. Hence, in future only online payments will be accepted. The Allottee will have to abide by all such decisions of the GNIDA.
 - iii. The Allottee shall be liable to pay stamp duty (Stamp duty calculation should also be verified from the concerned sub registrar, Gautam Budh Nagar) for execution of the Lease Deed in treasury of district Gautam Budh Nagar and should produce a certificate to the affect in relevant department at GNIDA within 180 days from the issue of allotment letter.
 - iv. The Allottee / Lessee alone shall be liable for any shortfall or consequence for insufficient stamping of the Lease Deed.



- v. After depositing the installment/dues with the designated scheduled bank/ payment gateway/online system, the Allottee shall intimate the same to GNIDA through a written intimation along with the details of amount deposited or through an email.
- vi. In case of default in payment, a penal interest @ 3% extra on State Bank of India MCLR + 1% (which shall be rounded off to upper side up to 0.5%) applicable on 1st July and 1st January of each year.
- vii. In case of default in three consecutive instalments, allotment/lease shall be cancelled by the Authority. However, in exceptional circumstances an extension of time for payment of instalment may be granted by the CEO for which Allottee/Lessee shall have to pay the penal interest as mentioned in Clause 1.9.3 (6) above.
- viii. The payment made by the Allottee/Lessee will be adjusted in following order- Firstly towards the penal interest; secondly towards interest due; thirdly towards the Lease Rent payable; then towards premium due.
- ix. The Allottee/Lessee shall not claim/entitled for any benefit/ relaxation on the ground that the contiguous land has not been made available/handed over. In such an event, the due date of payment of instalment shall not be changed in any case and Allottee/Lessee shall have to pay due instalment along with interest on due date.
- x. In case of allotment of additional land, the payment of the premium of the additional land shall be payable in lump sum within 30 days from the date of communication of the said additional land as per prevailing policy of GNIDA on the rate as applicable on the date of allotment of additional land. The rate calculated by GNIDA will be final and binding on the Allottee.
- xi. In case of any increase in the rate of land acquisition/land purchase cost/ex-gratia/No-litigation incentive to the farmers by order of the Court, by the Authority or by the State Government or by way of any settlement, the Allottee/Lessee shall be bound to pay such additional amount proportionately as the cost of the land and all the terms and conditions prevalent at the time of allotment shall be applicable.
- xii. Applicable interest rate shall be as per Office Order, Reference No. 43476/GN/office order/ 2021-22 dated 09/07/2021. This rate will change as per interest rate revision by GNIDA from time to time.

1.11 Unsuccessful applicants

- i. The Earnest Money of unsuccessful applicants shall be returned to them without interest. However, if the period of deposit is more than one-year, simple interest @ 4% p.a. shall be paid for the period of deposit exceeding 1 (one) year.



2 Section II: Special Conditions

2.1 Implementation & Extension

- 2.1.1 Development Norms shall be as per the prevailing Building Regulations/ Byelaws of GNIDA on the last day of Application /Proposal submission. In case of discrepancy between Building Byelaws/Regulations and development norms as mentioned in this Scheme document, then Building Byelaws/Regulations as existing on the last date of Application /Proposal Submission of GNIDA shall prevail. It is made clear that in case there is any upward revision of FAR/GC/Set Backs in the building byelaws/regulations after the allotment is made then the same shall not be available to the Allottee / Lessee except, inter-alia on payment of charges, if at all under the prevailing policy of Authority.
- 2.1.2 The Allottee will commence the construction after taking over physical possession of the Industrial plot as per duly approved building plan and inform in writing to GNIDA about timely completion of the approved project. The lease deed execution date shall be reckoned as the date of physical possession.
- 2.1.3 The Allottee will adhere to the schedule of construction and completion of the project as follows and inform the Authority in writing in the prescribed format:

It will be essential for the allottee to complete the construction and make the unit functional / completion within the prescribed period from the date of execution of lease deed as mentioned below:

Sr. No.	Area of plot in sqm	Time for completion/ Functional
1	Up to 4,000	36 months
2	4,000 to 20,000	36 months
3	Above 20,000	60 months

- 2.1.4 Extension for Completion & Functional: Normally, no extension for completion/functional would be granted; However, in exceptional circumstances, extension may be granted by the Authority as per the prevailing policy of GNIDA at the time of submission of extension request letter by the Allottee and after payment of prescribed fees/charges. The current extension charges applicable for construction period for reference of the Applicant are as follows:

Sr. No.	Time Extension	Rs. Per sq. mtr.
1	For 1st Year	100/-
2	For 2nd Year	150/-

Note: Maximum extension for completion given to Allottee shall be upto five (5) years from the date of issue of lease deed for plots up to 20,000 sq.m. and seven (7) years for plots above 20,000 sq.m.. After this period,



the allotment would automatically stand cancelled. All permission of extension and penalties will be calculated from date of execution of lease deed.

2.2 List of activities permissible on the plot

- 2.2.1 The list of activities permissible shall be activities as permitted in the zonal regulations and Phase I Master Plan 2021 of GNIDA, subject to the condition that the activities considered to be a public nuisance/ hazardous shall not be carried out.

2.3 Development Norms:

- 2.3.1 The Allottee can do development for as per the prevailing Building Regulations/Byelaws of the Authority on the last day of Application Submission.

2.4 Permissible Norms.

- 2.4.1 All the infrastructural services within the plot area only shall have to be provided by the Allottee as per GNIDA rules.
- 2.4.2 All clearances/approvals must be obtained by the Allottee from the respective competent statutory authorities prior to the commencement of the construction work.
- 2.4.3 Provisions related to the fire safety/water conservation etc. shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory Authority(ies).
- 2.4.4 The Area/ Dimensions of the site are subject to any change/modification as per the actual measurements at the site.
- 2.4.5 All other provisions, not specified above, shall be in accordance with the Building Regulations and directions of Greater Noida Authority and the amendments made there in from time to time.



3 Section III: General terms and conditions

3.1 Execution of Lease Deed

- 3.1.1 The Allottee will be required to execute the Lease Deed of the plot within 30 days from the date of issue of check list which shall be issued soon after the acknowledgement of receipt of allotment letter and payment of the dues in accordance with the payment plan opted by the Allottee. In case of failure to do so, the allotment of plot may be cancelled and 30% of the premium of the plot & any charges, interest and any other penalties may be forfeited.
- 3.1.2 However, in exceptional circumstances, the extension of time for the execution of the Lease Deed and taking over possession may be permitted as per the prevailing policy of the Authority at the time of submission of extension request letter by the Allottee and after payment of prescribed fees/charges. The current prevailing policy of the Authority of is as follows:

1	First 6 Months	3% of the total original premium of the Plot
2	Second 6 Months	Additional 1.5% of the total original premium of the Plot
3	Third 6 Months	Additional 2% of the total original premium of the Plot
4	Fourth 6 Months	Additional 2.5% of the total original premium of the Plot
	After that	Additional .5 % of total original premium of the plot per month for a maximum of one (1) year. Therefore, the maximum extension given will be three (3) year. After this period the allotment would stand cancelled.

Extension of time and applicable penalties/fees/charges shall be calculated from the due date of execution of lease deed (i.e. 30 days from date of issue of check list).

- 3.1.3 Documentation charges: All cost and expenses of preparation, stamping and registering of the legal documents and its copies and all other incidental expenses will be borne by the Allottee, who will also pay the stamp duty levied on transfer of Immovable property, or any other duty or charge that may be levied by any Authority empowered in this behalf.
- 3.1.4 Period of lease: 90 years from the date of execution of Lease Deed.

3.2 Lease Rent

- 3.2.1 In addition to the premium of plot, the lessee shall have to pay yearly Lease Rent in the manner given below.
- i. The Lease Rent will be 2.5% of the premium of the plot per year for the first 10 year from the date of execution of the Lease Deed.
 - ii. After ten years from the date of execution of the Lease Deed, the Lease Rent shall be automatically increased by @50% and the rate will be applicable for the next ten years and this process of enhancement will continue for future.
 - iii. The Lease Rent shall be payable in advance every year. First such payment shall fall due on the date of execution of Lease Deed and thereafter, every year from the date of execution of Lease Deed.



- iv. In case of failure to deposit the due Lease Rent by the due date, interest of 3% p.a. in addition to the prevailing interest rate of GNIDA (10% p.a. as of 9th of January 2024 + 3% penal interest = 13% p.a.) compounded every half yearly for the entire default period, on the defaulted amount. This rate will change as per interest rate revision by GNIDA.
- v. The Allottee/ Lessee has the option to pay one-time Lease Rent equivalent to 11 years Lease Rent (i.e. 11 years @2.5% = 27.5% of the total premium of the plot) as One Time Lease Rent unless the Authority decided to withdraw this facility. On payment of one-time Lease Rent, no further annual Lease Rent would be required to be paid for the balance lease period, this option may be exercised at any time during the lease period, provided the Allottee has no outstanding lease rent arrears. It is made clear that Lease Rent already paid will not be considered for adjustment in the amount payable towards One Time Lease Rent.

3.3 Declaring unit functional

3.3.1 Industrial units will be declared functional after submitting the documents listed below: .

- i. Attested copies of PMT/MSME registration/Central Excise/GST Department Certificate (with date of commencement of production)/ Trade Tax/GST Exemption Order/Trade Tax/GST Assessment Order.
- ii. Copy of the Completion/Occupancy Certificate
- iii. Lease deed/transfer sale deed, whichever is applicable, has been executed.
- iv. Copy of the electricity Bill of Prescribed category as per tariff order (*Bill of construction power shall not be admissible*)
- v. No dues certificate from the Authority.
- vi. Besides the above, additional documents may also be presented: ESI registration certificate, PF registration, registration under the Factories Act/telephone bills (*to prove the unit is functional*).
- vii. The date of commencement of production indicated in PMT/ SSI Registration Certificate/EM Part-IV Central Excise Dept./GST Certificate/Trade Tax /GST Assessment Order would be deemed as date of production and extension charges, if applicable, would be payable only till this date or date of completion certificate /date of electricity bill in prescribed category whichever is later, even if he has applied on a later date. .
- viii. In the absence of the above documents, in special cases, with the previous approval of CEO, a committee comprising the Head of industries (Industries), General Manager (Planning) and General Manager (Projects) will inspect the unit to decide the date of commencement of the functioning of the unit.



3.4 Location charges

- 3.4.1 Location charges shall be as per prevailing policy of GNIDA. If the plot is
- a) Situated within 1 Km of Metro Corridor, then allotment money of the plot shall be enhanced by 10%
 - b) Located on 45 mtr. or above size roads, provided that the allotment is of size 5 acres and below, then the allotment money of the plot shall be enhanced by 5% and allotment will not be permissible below this enhanced price.

3.5 Possession of the plot

- 3.5.1 Date of execution of Lease Deed shall be considered as the date of possession of the Plot.
- 3.5.2 Execution of Lease Deed(s) can be done only after a minimum payment of Allotment Money and one-year Lease Rent, in advance. On the date of execution of the Lease Deed there remains no outstanding amount payable to the GNIDA whether on account of instalment towards the premium or any account head whatsoever.

3.6 Variation in actual area of allotted plot

- 3.6.1 The Area of the plots stated in the Brochure is approximate. The Applicant whose Proposal is accepted, shall have to accept any variation, up to 10% either way in the area of the plot, for which the Proposal has been offered. The premium of the plot will accordingly be calculated due to such variation in the area.
- 3.6.2 If the variation is more than 10%, on choice offered by GNIDA, the Applicant will have the option to accept or reject the allotment. If not accepted by the Applicant, GNIDA will return the money deposited by Applicant without any interest for first 6 months (*from exercise of the option by Applicant and 4% interest after 6 months*).

3.7 As is where basis/ Lease period

- 3.7.1 The plots are offered for allotment on a “as is where is basis” on a lease for a period of 90 years starting from the date of execution of the lease deed. The Allottee shall be responsible for appropriate due diligence by visiting the plot before submitting the application. No claim whatsoever is admissible on account of physical status of the land of the plot offered for allotments.

3.8 Surrender

- 3.8.1 The Allottee can surrender the allotment with an application within 30 days from the date of allotment. In such case, earnest money deposited will be forfeited in total and the balance, if any, deposited against the premium of plot, will be refunded without interest.



- 3.8.2 In case the allotment is surrendered after 30 days from the date of allotment, the total deposited amount or 20% of total premium, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- 3.8.3 The date of surrender in the above case shall be the date on which the application for surrender is received through an application letter. No subsequent claim on the basis of any postal certificate etc. will be entertained. The Allottee has to execute surrender deed, if Lease Deed/Transfer Deed has been executed then all the original legal documents are to be surrendered unconditionally to GNIDA.

3.9 Change in Constitution (CIC)

- 3.9.1 Change in Constitution may be allowed by the GNIDA only as per the prevailing policy of the Authority at the time of submission of CIC request letter by the Allottee and after payment of prescribed fees/charges.
- 3.9.2 In case of change in constitution of the Allottee must submit the application to the Authority within 45 days of implementation of the change. In case the Allottee fails to submit the application within 45 days, penalties may be imposed as per the prevailing policy.

3.10 Change in Shareholding (CIS)

- 3.10.1 Change in Shareholding may be allowed by the GNIDA only as per the prevailing policy of the Authority at the time of submission of CIS request letter by the Allottee and after payment of the prescribed Fees/charges.
- 3.10.2 In case of change in shareholding of the Allottee must submit the application to the Authority within 45 days of implementation of the change. In case the Allottee fails to submit the application within 45 days, penalties may be imposed as per the prevailing policy.

3.11 Transfer of Plot

- 3.11.1 No transfer of Allotment / leased plot / Lease Deed can take place except with prior written permission of Lessor/GNIDA.
- 3.11.2 Normally, no Transfer shall be allowed till Completion Certificate/ Occupancy Certificate and Functional Certificate for the entire project has been obtained from GNIDA
- 3.11.3 Thereafter, Transfer of plot may be allowed by the GNIDA, if at all, as per the prevailing policy of the Authority at the time of submission of transfer request letter (through ERP system or via email "authority@gnida.in") by the Allottee and after the following:
- i. payment of prescribed fees/charges,
 - ii. clearance of all up to date dues, and
 - iii. overdue instalment towards premium of land.



- 3.11.4 In case allowed, the Allottee / lessee expressly agrees that in the event any application for transfer is made and the Authority grants permission therefor, then the same by itself shall not result in any extension of time for completion of the project. The approved transferee shall have to complete the project within the time prescribed by the Lease Deed.
- 3.11.5 Allottee can transfer the allotted plot for industrial activities/production of the product permitted to set up in Greater Noida Industrial Development. Area only, and not for any other product/purposes only after declaration of unit functional by the Authority.
- 3.11.6 For reference of the Applicant, the current transfer charges are as follows: Transfer charges @5% of the prevailing rate of allotment in the area, is chargeable for granting permission of transfer.

3.12 Role of GNIDA as per IBC 2016

- 3.12.1 Under the provisions of IBC (Insolvency and Bankruptcy Code) 2016, GNIDA will be treated a Secure Financial Creditor and this lease deed shall be a Financial / Capital Lease Deed.
- 3.12.2 Under the circumstances, where the Lessee/Allottee is declared Bankrupt and the liquidation process through CIRP (Corporate Insolvency Resolution Process) begins, Lessor will be treated as Secure Financial Creditor and the dues (including penalties) of the Lessee/Allottee shall be recovered through this procedure, treating Lessor/GNIDA as a Secure Financial Creditor.
- 3.12.3 All amounts that are payable by the Lessee/Allottee to the Lessor/GNIDA under the Lease Deed, whether towards the outstanding premium shall constitute a financial debt within the meaning of the IBC, 2016 AND the same shall constitute a charge on the leased property within the meaning of T.P. Act and / or IBC, 2016.
- 3.12.4 The Lessee/Allottee expressly agrees that till such time all dues payable to the Lessor/GNIDA under these presents, whether on account of unpaid premium or lease rent or any other account are duly paid and so acknowledged by the Lessor/GNIDA, the leased premises shall remain a valuable security in the hands of the Lessor/GNIDA so as to secure due payment under Lease Deed. The premium and lease rent and all other amounts payable under this lease is deferred payment with interest and constitute time value of money within the meaning of IBC, 2016. The Lessee/Allottee agrees that possession of lease land is given, which premium and lease rent remain pending, therefore, every amount outstanding and or raised by the Lessee/Allottee from its allottees shall be deemed to be an amount having the same effect as that for commercial borrowing etc. within the meaning of IBC.
- 3.12.5 The Lessor/GNIDA shall always have first charge over the leased premise in contrast to every financial institution or Bank from whom the Lessee/Allottee may borrow funds for completion of the project on the leased premise or any allottee of the Lessee/Allottee.
- 3.12.6 The lessee shall be bound to disclose to Allottees/buyers (*If applicable*), prior to confirmation of allotment of any unit/built-up space/Industrial space to be constructed or already constructed, about the outstanding towards the Lessor/GNIDA and that such outstanding constitute a priority compared to the allottees in the construction or to be constructed flat space.



3.13 Maintenance

- 3.13.1 The Allottee/Lessee at his own expense will take permission for sewerage, electricity and water connections from the concerned departments of GNIDA or from the competent authority in this regard.
- 3.13.2 No objection will be entertained on the subject of amount spent on maintenance of the buildings and the common services, and the decision of GNIDA in this regard shall be final and binding.
- 3.13.3 The Allottee/Lessee/Sub-Lessee(s) shall take all necessary permissions for sewerage, electricity, water connections etc. from the respective competent Authorities at his own expenses.
- 3.13.4 The Allottee/Lessee/Sub-Lessee(s) shall keep the demised premises and buildings; the available facilities and surroundings etc. in a state of good and substantial repairs, safe neat & clean and in good and healthy sanitary conditions to the satisfaction of the Lessor and to the convenience of the inhabitants/occupants of the place.
- 3.13.5 The Allottee/Lessee/Sub-Lessee(s) shall abide by all the regulations, byelaws, directions, and guidelines of Greater Noida Industrial Development Authority framed/issued under the U.P. Industrial Area Development Act 1976 and Rules made therein, and any other Act and Rules, from time to time.
- 3.13.6 In case of non-compliance of these terms of conditions and any other directions of GNIDA, GNIDA shall have the right to impose such penalty as it may consider just and/or expedient, including cancellation of allotment as per rules.

3.14 Permission to Mortgage

- 3.14.1 Permission to mortgage may be allowed by the Lessor as per its prevailing policy, if any, as on the date of submission of such permission by the Lessee and after payment of prescribed fees / charges. No Permission to mortgage shall be issued in case of there are outstanding payable to the GNIDA on the date permission is granted. Permission to Mortgage shall be only issued in the following conditions:
1. Allottee has paid at least 40% total premium of the plot including due lease rent (*annual/one-time, as applicable*).
- 3.14.2 In the event any Permission to mortgage is issued by the lessor, then this Lessor shall always hold the first charge and will remain Secured Financial Creditor as per definitions of IBC (Insolvency and Bankruptcy Code), 2016 in contrast of the Bank / Financial Institution or Allottee of flat/built-up space.
- 3.14.3 The allottee can apply for collateral mortgage after procuring CC/OC and functional certificate from GNIDA after payment of charges applicable at the time of application.
- 3.14.4 After procurement of permission to Mortgage, the plot/ Industrial unit cannot be attached/ auctioned/ sub-leased without the permission of GNIDA. In case it is exercised by any financial institution without permission it shall be treated as null and void.



3.15 Misuse, Additions, Alterations, etc.

- 3.15.1 The Allottee shall not use the plot for any purpose other than that for which it has been allotted / leased. The Lessee shall not be entitled to divide the plot or amalgamate it with any other plot without written permission from GNIDA as per prevailing policy of GNIDA. In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any shall be resumed by the Authority without any payment.
- 3.15.2 The Lessee/Sub-Lessee will not make any alteration or additions to the said building on the demised premises, erect or permit to erect any new building on the demised premises without the prior written permission of the Lessor and in case of any deviation from such terms of plan he/she shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviations as aforesaid.
- 3.15.3 If the Lessee/Sub-Lessee fails to correct such deviations within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of the Lessee/Sub-Lessee who shall bound agrees to reimburse by paying to the Lessor such amounts as may be determined and demanded by GNIDA in this regard.

3.16 Indemnity

- 3.16.1 The Lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/construction, subsequent Operations and maintenance of facilities and services, till such time that an alternate agency for such work is identified and legally appointed by the Lessee. The Lessee shall execute an indemnity bond, indemnifying GNIDA and its officers and employees against all disputes arising out of
- i. The non-completion of work
 - ii. The quality and validity of development, construction, operations and maintenance
 - iii. Any dispute or claim whatsoever arising out of any accident during construction or during maintenance or working / functioning or inhabitation of the constructed building to any guest or sub-lessee.
 - iv. Any dispute or claim arising out of any allegation of infringement of any Intellectual Property Rights etc. in the designing etc. of the building to be constructed by the lessee.
 - v. Any legal dispute arising out of allotment, lease and/or sub-lease to the final purchaser.



3.17 Liability to Pay Taxes

- 3.17.1 The Allottee will be liable to pay all rates, taxes, charges, user fee and assessment of every description imposed by the lessor or any other Authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

3.18 Overriding Power over Dormant Properties

- 3.18.1 GNIDA reserves the right to all mines, minerals, coals, washing gold, earth oils, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s) or for the structure time being standing thereon, provided that, the Lessor shall make reasonable compensation to the Allottee /Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO of GNIDA on the amount of such compensation will be final and binding on the applicant.

3.19 Consequences of misrepresentation

- 3.19.1 If the allotment is found to be obtained by any misrepresentation, concealment, suppression of any material facts by the Applicant/ Allottee/ Lessee/ Sub-Lessees, the allotment of plot shall be cancelled and/ or lease shall be determined, as the case may be. In addition, the entire money deposited by the Applicant/ Allottee/ Lessee/ Sub-Lessees shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall also be taken.

3.20 Cancellation of allotment/Lease Deed

- 3.20.1 Cancellation of Lease Deed shall be as per the prevailing policy of the Authority. The current prevailing policy for reference of the Applicant is as follows:
- 3.20.2 In addition to the other specific clauses relating to cancellation/determination, GNIDA, will be free to exercise its right of cancellation/ termination of the allotment/ the lease of plot in case of the following-
- a) Allotment having been obtained through misrepresentation, by suppression of material facts, false statement and/or fraud.
 - b) Any violation of the directions issued or of the rules and regulations framed by GNIDA or by any other statutory body.
 - c) In case of default on the part of the Applicant/Allottee/Sub-Lessee(s) or any breach/violation of the terms and conditions of the Scheme Document, allotment, lease and/or non-deposit of the allotment amount, instalments or any other dues or not completing the construction or making it functional within prescribed time



- 3.20.3 If the allotment is cancelled on the grounds mentioned in under sub-clause Clause 3.20.2 (i), above, the entire deposits till date of cancellation shall be forfeited and possession of the plot shall be resumed by the Authority/ Lessor with structures thereon, if any and the allottee/ lessee will have no right to claim any compensation, thereof. Without prejudice to the aforesaid, the Authority shall also have the liberty to initiate legal action against such allottee/ lessee.
- 3.20.4 If the allotment is cancelled on the grounds mentioned in Clause 3.20.2 (ii) or Clause 3.20.2 (iii) above, 30% of the total premium of plot or total premium deposited (whichever is less) shall be forfeited in favour of GNIDA. Balance amount after recovering the lease rent till date of cancellation, if any, and after forfeiting the amount as indicated above, will be refunded without interest and no separate notice shall be given in this regard. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- 3.20.5 After cancellation of the plot as stated above, possession of the plot will be resumed by GNIDA, along with the structure thereupon, if any, and the Applicant/ Allottee/ Lessee/ Sub-Lesseees will have no right to claim any compensation thereon.

a. Restoration

- i. GNIDA can exercise cancellation of plots for breach of Terms and Conditions of Allotment letter /Lease Deed/Transfer Deed. However, CEO of GNIDA can restore the plots, if at all, as per the prevailing policy of the Authority as the time of submission of request letter after payment of applicable fees and charges. The prevailing policy for reference of the Applicant is as follows:
- ii. The application of restoration of plots to the CEO, GNIDA shall be made within 60 days from the date of cancellation.
- iii. The decision about the restoration application of the plots shall be taken within a period of 6 months after the date of application for restoration.
- iv. The Allottee shall have to pay restoration charges as per prevailing policy of GNIDA (Presently, @10% of the total premium of the plot at prevailing rate (on date of acceptance of restoration application).
- v. The Allottee will have to make up to date payment of all dues, penalties & interest etc. as applicable.
- vi. The Allottee has to pay time extension charges as per terms of allotment / lease.
- vii. The Allottee has to submit Performance Bank Guarantee (PBG) of timeline given in Schedule, which shall be valid for a duration of 3 months more than the Project Implementation Schedule and the value of PBG will be 10% of the prevailing price of the plots.
- viii. All legal expenses shall be borne by the Allottee.



- ix. The allottee will have to submit the affidavit for the implementation of the project. The implementation period shall be as mentioned in the data sheet.
- x. The cancelled plot is not already allotted to another developer.
- xi. In case allotment has been cancelled due to illegal/unauthorized/non-permissible activities the restoration of the plots shall only be considered on submission of affidavit undertaking for non-carrying out the illegal/unauthorized/non-permissible activities in future and closure/removal of illegal/unauthorized/non-permissible activities.
- xii. In case of restoration in prepossession cases, the Allottee shall be required to get the occupancy/completion certificate as per terms of the Lease Deed. In such case, they will have to comply with the clause as stated above.

b. Amalgamation/Sub-division

- i. No sub-division shall be allowed on the allotted plot. Amalgamation of plots may be allowed on payment of prescribed fees as per prevailing policy on date of application.

c. Change/addition of product

- i. On submission of the application along with the project report, new product change/addition of product can be allowed by depositing of any prescribed fees.
- ii. Change of products will be allowed only for the products not classified in the negative list of the Authority.
- iii. Permission for the change of products will be granted by the Competent Authority.

d. Provision for renting unit

- i. No renting permission shall be given by the Greater Noida Authority in the allotted premises before the unit is formally declared functional by the Greater Noida Authority. Greater Noida Authority may consider such application as prevailing policy of the Greater Noida Authority on the date of receipt of such application.

e. Other Clauses



- i. The Authority reserves the right to make any amendments, additions, deletions and alterations in the terms and conditions of allotment, lease, Building Regulations as it finds expedient and such amendments, addition, deletion and alterations shall be binding on the Allottee.
- ii. If due to unavoidable circumstances/force majeure, the Authority is unable to allot the plot, the earnest money deposited by applicant would be refunded. However, in case the period of deposit exceeds one year then the amount shall be refunded along with simple interest @ 4% per Annum.
- iii. In case of any dispute in the interpretation of any word or terms and conditions of the allotment / Lease, the decision of the CEO of GNIDA shall be final and binding on the Allottee / Lessee and his / her / their successor.
- iv. In case there is any change of reserve price of allotment from any order of honourable High Court/Supreme Court or Government/Board of Uttar Pradesh, the Allottee/ Lessee and his / her / their successor shall be responsible to bear the additional cost. The decision shall be final and binding on the Allottee/ Lessee and his / her / their successor.
- v. GNIDA will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
- vi. 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 are issued there under from time to time.
- vii. Any dispute between the Lessor and Lessee / Sub-Lessee shall be subject to the territorial jurisdiction of Civil Courts at Gautam Budh Nagar or the High Court at Allahabad (Prayagraj).
- viii. The allotment will be accepted by the Allottee on "As is where is basis". The Allottee is advised to visit the site before applying. No claim whatsoever shall be entertained by the Authority in regard to the situation, location of physical status of the demised plot.
- ix. Provisions related to the fire safety, environmental clearance, NGT directives shall be observed by the Allottee. Necessary approvals shall be obtained from the competent authority by the Allottee. Non-receipt or any delay as receipt of such approvals shall not be a ground to claim extension in time schedule of the implementation of project, either with or without charges.
- x. In case an existing link road comes anywhere in the plot area, it shall be managed by the Allottee /Lessee till an alternate arrangement is made by GNIDA.



- xi. All arrears towards premium, lease rent or any other dues payable to the Authority shall constitute a charge (within the meaning of the T.P. Act) on the leased plot and dues shall be recovered as arrears of land revenue.
- xii. The Lessee/ sub-Lessee(s) shall not be allowed to assign or change his role, otherwise the Lease may be cancelled, and entire money deposited shall be forfeited.
- xiii. GNIDA in larger public interest has the right to take back the possession of the land/ building by making payment at the prevailing rate after giving the Allottee/Lessee an opportunity of being heard. However, the decision of the CEO of GNIDA shall be final and binding on the Allottee/Lessee, its sub-allottees / lessees.
- xiv. The Allottee / Lessee shall have to make sufficient provision of parking in the plot itself. Parking on the road will not be permitted. Any breach in this regard shall constitute breach of the terms of the Lease Deed.
- xv. The Lessee / its allottee / sub-Lessee shall follow all the rules and regulations of RERA (*if applicable*) and the Rules, Regulations and Directions of Building Bye Laws of the Lessor.
- xvi. All other conditions of the Scheme Brochure shall be applicable to the Allottee, Lessee & sub-lessee.
- xvii. The Allottee/Lessee shall follow all the rules, regulation and guidelines w.r.t. Solid Waste Management / Environment protection Act and other applicable laws
- xviii. As per prevailing Sector Wise Rate List on the last date of Proposal Submission. Prevailing policy of the Authority attached as Section V: Annexure, Land Rates 2023-2024.
- xix. All other conditions of the Scheme Brochure shall be applicable to the Allottee, Lessee & Sub-lessee.
- xx. In case of any differences or inconsistency between conditions as occurring in this Lease Deed and Scheme Brochure, then the conditions of the Lease Deed shall override and shall be binding on the Lessees, its allottees / sub-lessees.



4 Annexure 1: Forms

4.1 Application form

Form Sr. No. _____

Self-attested
photograph of
authorized
signatory

To

**The Chief Executive Officer,
Greater Noida Industrial Development Authority**

Plot no 1, Knowledge Park-IV,
Greater Noida City-201308

Dear Sir / Madam,

We hereby submit our application form for allotment of _____ (insert the type of plot to be allotted)
plot to establish _____
_____ on an area of _____ Sq.mt.

We hereby agree to pay allotment money / installments / Lease Rent etc. as per payment plan and Rates/premium of allotment hereinafter mentioned in the Data Sheet and General Terms and Conditions.

We are enclosing herewith the following documents:

- a) Online payment receipt No. _____ dated _____ for Rs. _____ towards the registration money (10% of total premium).
- b) Payment Plan (One time/ instalment), please specify _____
- c) Online payment receipt No. _____ dt. _____ for Rs. 60,180 (including GST) towards non-refundable / non-adjustable processing fees.
- d) Board Resolution / Certificate of authorization in favour of Shri / Smt. _____
_____ S/o / D/o , W/o _____
_____ as (status) _____ which is on behalf of the applicant /Proprietorship / Company / Pvt. Ltd. / Partnership firm i.e. M/s _____ constituted under _____ Act of _____ Government of India / State Government i.e. _____.
- e) Terms and conditions of the above registration duly signed as a token of acceptance of the terms and conditions of the allotment of Industrial land.
- f) The following documents duly signed by applicant and certified by C.A. are also enclosed.



Sr. No.	Description	Enclosed "Yes" not Enclosed "No"
1.	Form 1: Application Form	
2.	Form 2: Turnover Certificate UDIN bearing CA certificate based on last three audited financial statements	
3.	Form 3: Net worth Certificate. UDIN bearing CA certificate based on last three audited financial statements	
4.	Form 4: Liquidity certificate on Banker's letterhead	
5.	Form 5: Affidavit (Self Declaration)	
6.	Form 6: Format of Affidavit	
7.	Form 7: Statement of Shareholders	
8.	Form 8: Indemnity Bond	
9.	Form 9: Brief Information about the project.	
10.	Form No. 10: Format for Affidavit (Non-Defaulter Declaration)	

g) Payment Option: _____ (1 or 2)

Date _____

Address of Applicant _____

Phone _____

Fax _____

Email _____

Signature of Authorized signatory

Stamp of Applicant with name & designation



4.2 Form No. 2: Turnover Certificate

Name of Applicant -----

S.No.	Description -Turnover of the Applicant as per the last audited annual accounts.	2020-21 (as per audited balance sheet)	2021-22 (as per audited balance sheet)	2022-23 (as per audited balance sheet)	2023-24
1.	Name of Applicant Company				

Signature of Authorized signatory

Stamp of applicant with name

And Status

Certificate of the Chartered Accountant/Statutory Auditor

Based on Audited Accounts and other relevant documents, we M/s

....., Chartered Accountants/Statutory Auditors, certify that the above information is correct.

Signature & Seal of Statutory

Auditors / Chartered Accountant

Membership No.

UDIN No.



4.3 Form No. 3: Net Worth Certificate

S. No.	Description- Net worth as on 31.3.2023 of the Applicant as per audited annual accounts.	Amount in crore Rupees	Remarks
1.	Name of Applicant		

Signature of Authorized signatory

Stamp of applicant with name

And Status

Certificate of the Chartered Accountant/Statutory Auditor

Based on Audited Accounts and other relevant documents, we M/s

.....
 Chartered Accountants/Statutory Auditors, for the applicant having Net worth
 Rs.....certify that the above information is correct.

Signature & Seal of Statutory

Auditors / Chartered Accountant

Membership No.

UDIN No.



4.4 Form No. 4: Liquidity Certificate

This is to certify that M/s _____ maintaining
Current Account / Saving Bank Account / FDR / Other Deposit Account Nos
_____ with us, having
Liquidity of not less than of Rs. _____ as on _____.

Name of Officer with designation

(With rubber stamp)

Note: Separate certificate for company / firm / society / trust / everyone to be submitted. Liquidity Certificate should not be more than 6 months old from the date of submission of application.



4.5 Form No. 5: Format for 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 yearsproprietor / 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, GNIDA will be free to take any decision as it deem fit and appropriate.

Deponent

I....., the deponent swears 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



4.6 Form No. 6: Format for affidavit

(To be furnished on non-judicial stamp paper of Rs.100/- duly attested by notary public, by the applicant).

Ref.: Application of _____ (insert the type of plot to be allotted) Plot in Greater Noida Industrial Development Authority Area.

1. I certify that all the statements made in our application, including in various Annexures & Formats, are true and correct, and nothing has been concealed.
2. I further certify that neither our Company, [Your Company Name], nor any of its directors /constituent partners have been debarred by the Government of Uttar Pradesh, or any other State Government, or the Government of India, or their agencies for any work or for submitting applications for any project.
3. I undertake to submit the hard copies of the proposal documents for this Industry scheme through the online portal as per the stipulated terms and conditions. The hard copies of the proposal documents shall be submitted at Dispatch, addressed to OSD Industries, on or before 5:00 pm of the day after the last date of proposal submission.
4. The hard copies submitted offline shall be sealed securely, and I take complete responsibility to ensure that there are no discrepancies between the documents submitted online and the documents submitted offline. Both sets of documents shall be identical.
5. I acknowledge that submitting hard copies is an additional requirement. In the event of any discrepancies between the hard and soft copies, the soft copies uploaded on the portal shall take precedence and I understand that no exceptions shall be entertained in this regard.
6. Based on the documents submitted, my score based on Objective criteria set out in this scheme document shall be as follows:

S. No.	Criteria	Pg. no. of document substantiating the credential claimed
1	If the proposed industrial activity falls within the definition of Sun rise sector or Focus sector	
2	FDI up to more than 50%	
	FDI 20% to 50%	
	FDI 5% to 19%	
	FDI 0% TO 4%	
3	Export up to 75% of total production	
	Export up to 50% of total production	
4		
	More than 400 employees	



S. No.	Criteria	Pg. no. of document substantiating the credential claimed
	More than 200 employees	
5	<p>If the proposed industry is ancillary unit of an existing industry or expansion of an existing industry, or diversification of existing industry. 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. 	
6	If the proposed industry is a start-up or incubator	
7		
	200- 500 Crores	
	100 – 200 Crores	
	50-100 Crores	
	Up to 50 Crores	
8		
	Net worth more than 30% of the proposed Investment in the DPR	
	Net worth more than 25% of the proposed Investment in the DPR	
	Net worth more than 20% of the proposed Investment in the DPR	
9		
	Liquidity more than 20% of proposed Investment in the DPR	
	Liquidity more than 15% of proposed Investment in the DPR	
	Liquidity more than 10% of proposed Investment in the DPR	
10		
	100% of the Investment as per DPR	
	75% of the Investment as per DPR	

7. The evaluation committee will conduct an independent assessment of each of the ten criteria, cross-referencing the page numbers of the supporting documents mentioned. The scores determined by the committee shall be deemed final and binding on the applicant.



8. I hereby authorize and request any bank, person, firm, or corporation to furnish pertinent information deemed necessary and requested by Greater Noida Industrial Development Authority (GNIDA) to verify this statement or regarding my (our) competence and general reputation.

9. I understand that any false statement in this affidavit and certification may lead to be construed as misrepresentation and subsequent rejection of our application/ proposal.

Signature of Authorized signatory

Stamp of applicant with name

And Status/ designation



4.7 Form 7: Statement of Shareholders

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

Signature of Authorized signatory

Stamp of applicant with name and

Status/designation



4.8 Form 8: Indemnity Bond

(on Rs 100/- stamp paper duly notarized)

Ref: Application of Industrial Plot in Greater Noida Industrial Development Authority

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



4.9 Form 9: Brief Information about the project.

1	Applied Area (In Sq. Meters)	
2	Name of Proposed Project	
3	Total cost of the project (Rs.in Crores)	
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 start of production	
7	Likely Employment generation	
8	Power required	
9	Capacity in which application is made (individual/non individual/company etc.)	
10	Product process flow chart	Attach as an annexure to the DPR

Signatures of the Authorised Signatory
and stamp of the Applicant with name/ status/designation

(Certified by C.A.)



4.10 Form No. 10: Format for Affidavit (*Non-Defaulter Declaration*)

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

Ref.: Application of _____ (*insert the type of plot to be allotted*) Plot in Greater Noida Industrial Development Authority Area.

1. I, the undersigned, do hereby certify that our Company/_____ M/s _____ nor any of its director/constituent partners are defaulter's or are part of defaulter's list of GNIDA (*For all land uses*) on the last date of Application / Proposal Submission.

Signature of Authorized signatory

Stamp of applicant with name

And Status/ designation



4.11 Annexure A: Permitted Industries

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

Sr. No	Name of Industry
1	Agarbatti and Similar Products
2	Agriculture appliances and implements
3	Agriculture equipment 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

Sr. No	Name of Industry
30	Cane and Bamboo products
31	Canvas Bags & Hold-all makings
32	Cardboard Boxes
33	Carpentry
34	Terrazzo tiles, paving, jallies of Cement
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	Copperware 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	Dyes for plastic mouldings
59	Door shutters and windows
60	Drugs and Medicines
61	Dyeing, bleaching, finishing processing cloth
62	Elastic products
63	Electric fans
64	Electric fittings (switch, plug, pin etc.)
65	Electric lamp shades, fixtures



Sr. No	Name of Industry
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	Firefighting equipment
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	Household/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

Sr. No	Name of Industry
101	Jewelry 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 equipment
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
137	Pan Masala
138	Paper products
139	Paper cutting machine



Sr. No	Name of Industry
140	Paper making machine
141	Paper stationery items and book binding
142	Totally mechanized and automatic unit for pasteurized milk and its products
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 Software, Hardware &

Sr. No	Name of Industry
	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 Furniture
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 equipment
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



Sr. No	Name of Industry
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

Sr. No	Name of Industry
230	Wire drawing coating and electric cable
231	Wire knitting
232	Wire netting
233	Wood carving and decorative wood wares
234	Wooden/cardboard jewelry 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.

Kindly note that the above list of 242 permitted industries is indicative and is subject to size of plot and applicable planning norms as per GNIDA bye laws and any relevant notification.

The following project/operation/process shall not be permitted in Greater Noida Industrial Development Authority

- Smelter Process
- Distillery
- Dyes and dyes intermediates
- Foundries, Coupala, Arc Furnace, Induction Furnace & other furnaces
- Tannery
- Pulp & Paper
- Bone
- Stone Crushing
- Nitric Acid
- Asbestos Manufacturing
- Cement Plant
- Caustic Soda
- Sulfuric Acid
- Fertilizers
- Oil Refinery / Petroleum Refinery
- Pesticides Industries
- Basic Drugs
- Petrochemicals
- Synthetic rubber
- Calcium carbide
- Coke oven
- Composite Woolen Mills
- Inorganic Chemicals
- Starch and Glucose
- Toxic Organic Chemicals
- Industries based on water as major raw material.
- 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

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, GNIDA 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 GNIDA 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 neighbors 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 GNIDA.
- 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 GNIDA. No prior permission of GNIDA 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.



4.12 Annexure B

Land Rates 2023-24

Industrial Plots (In Sqm.)				
Sector	Upto 1000	1001- 20000	20001- 80000	Above 80000
Ecotech-1, Ecotech-3, Ecotech-1, Extension-1, Ecotech-12, Sector-40-41, Ecotech-06	29,238	23,975	20362	19318
Ecotech-2, Ecotech-4,	29,238	23,975	15141	14097
Ecotech-7, Ecotech-8, Ecotech-10, Ecotech-11, Ecotech-16	29,238	23,975	13053	12008
Ecotech-09, Ecotech-14, Ecotech-17, Ecotech-18, Ecotech-19, Ecotech-20, Ecotech-21	29,238	23,975	10964	9920