गोरखपुर औद्योगिक विकास प्राधिकरण

GIDA
GORAKHPUR INDUSTRIAL DEVELOPMENT AUTHORITY

सेक्टर -7, गीडा, गोरखपुर, उत्तर प्रदेश

GIDA Website : www.gidagkp.in

समृद्ध गोरखपुर - समृद्ध उत्तर प्रदेश
एक बेहतर आज एक उज्जवल कल



नन्दगोपाल गुप्ता 'नन्दी'
मा. औद्योगिक विकास मंत्री, उ.प्र.

योगी आदित्यनाथ
मा. मुख्यमंत्री, उ.प्र.

गीडा स्थापना दिवस के शुभ अवसर पर

गोरखपुर औद्योगिक विकास प्राधिकरण (गीडा) के सेक्टर–13 में नवनिर्मित फ्लैटेड फैक्ट्री कॉम्पलेक्स के 80 यूनिट, 32 यूटिलिटी स्पेस एवं विभिन्न सेक्टरों में 72 औद्योगिक भूखण्डों को प्राप्त करने का **स्वर्णिम अवसर**

ऑनलाइन पंजीयन की प्रारम्भ तिथि : 25.11.2026 | अन्तिम तिथिः 08.12.2026

फ्लैटेड फैक्ट्री कॉम्पलेक्स की यूटिलिटी स्पेस (बैंक, पोस्ट ऑफिस, कैन्टीन एवं डाइनिंग, जीराक्स, साइबर सेन्टर, कान्फ्रेस हॉल, प्रोडक्टस डिस्प्ले एवं गोडाउन हेतु ही) आवंटित होगा। औद्योगिक भूखण्डों का साक्षात्कार दिनांक 10.12.2026 को प्रातः 11.00 बजे गीडा कार्यालय में फ्लैटेड फैक्ट्री हेतु ई – लॉटरी दिनांक 11.12.2026 प्रातः 11:00 बजे गीडा कार्यालय में

विशेष आकर्षण

1. प्लग एण्ड प्ले सुविधाओं से युक्त।
2. फ्लैटेड फैक्ट्री के माध्यम से प्रमुख उद्योगों के सहायक इकाईयों (Ancillary Units) को कम पूँजी निवेश में उद्योग स्थापित करने का अवसर।
3. भवन मानचित्र/पूर्णता प्रमाण पत्र की आवश्यकता नही।
4. तुरन्त आवंटन, तत्काल उद्योग स्थापना।
5. एम.एस.एम.ई. एवं छोटे उद्यमियों को आधुनिक स्थान।
6. एकीकृत परिसर में अनेक उद्योगों की स्थापना।
7. गोरखपुर–लखनऊ राजमार्ग पर कालेसर जीरो प्वाइन्ट से मात्र कुछ ही दूरी पर।

गीडा के विभिन्न सेक्टरों में उपलब्ध औद्योगिक भूखण्डों का विवरण

क्र. सं.	भूखण्डों का आकार (वर्ग मीटर में)	भूखण्डों की संख्या							
		सेक्टर 13 सामान्य	सेक्टर 15 सामान्य	सेक्टर – 26		सेक्टर 27 सामान्य	सेक्टर – 28		भूखण्डों की कुल संख्या
				सामान्य	गारमेन्ट पार्क (रेडीमेड गारमेन्ट से सम्बन्धित इकाईयों हेतु)		सामान्य	प्लास्टिक पार्क (प्लास्टिक सम्बन्धित इकाईयों हेतु)	
1	0 से 1000 तक	-	-	-	41	-	-	-	41
2	1001 से 4000 तक	1	1	5	1	-	2	16	26
3	4001 से 20000 तक	1	-	1	1	-	1	-	4
4	20000 से ऊपर	-	-	-	-	1	-	-	1

गीडा के सेक्टर–13 में नवनिर्मित फ्लैटेड फैक्ट्री कॉम्पलेक्स में उपलब्ध यूनिट का विवरण

यूनिटों का विवरण	यूनिट की संख्या	क्षेत्रफल वर्ग मीटर में	पंजीयन धनराशि
ग्राउन्ड फ्लोर	20	97.51	2,98,850
G+1	20	97.51	2,96,850
G+2	20	97.51	2,94,850
G+3	20	97.51	2,92,850

यूटिलिटी स्पेस का विवरण

यूनिटों का विवरण	यूनिट की संख्या	क्षेत्रफल वर्ग मीटर में	पंजीयन धनराशि
ग्राउन्ड फ्लोर	12	20.89	3,35,000
G+1	20	20.89	3,32,500

आवेदन के नियम

- औद्योगिक भूखण्डों/फ्लैटेड फैक्ट्री यूनिट, यूटिलिटी स्पेस के आवंटन के सम्बन्ध में विस्तृत नियम व शर्ते तथा भूमि की दरें गीडा की वेबसाइट www.gidagkp.in में उपलब्ध e-brochure से देखी जा सकती हैं।
- औद्योगिक भूखण्डों का आवंटन साक्षात्कार के माध्यम से किया जायेगा।
- फ्लैटेड फैक्ट्री यूनिट, यूटिलिटी स्पेस का आवंटन ई–लॉटरी के माध्यम से किया जायेगा।
- औद्योगिक भूखण्डों हेतु ऑनलाइन आवेदन वेबसाइट https://niveshmitra.up.nic.in पर रजिस्टर करने के उपरान्त किया जाना होगा।
- आवंटन के पूर्व या पश्चात किसी नियम व आवंटन प्रक्रिया में परिवर्तन या पूरी आवंटन प्रक्रिया को निरस्त करने का अधिकार मुख्य कार्यपालक अधिकारी में निहित है।
- पंजीकरण एवं सम्बन्धित प्रक्रिया की जानकारी हेतु संपर्क करें –**9580509234, 9151803984 , 9151804004, 9151847521**

(Scan QR Code)

मुख्य कार्यपालक अधिकारी,
गीडा, गोरखपुर

The following self-attested documents must have to be uploaded on the website during application filling:-

S.No.	List of Documents
1.	Project Report.
2.	Proposed plan of land usage.
3.	Scanned copy of Pan Card/G.S.T. No.
4.	Scanned copy of Address Proof.
5.	Experience proof for industry establishment.(GST Return-if Applicable, ITR, Electricity Bill, Sales/Purchase Vouchers).
6.	Applicant's educational / technical qualification/ experience certificate.
7.	If expansion or diversification of pre-established industry, then Xerox copy of latest electricity bill & other documents (copy of allotment letter/ transfer/ lease deed).
8.	Full financial details for industry establishment if applicable.
9.	If any other document related to proposed industry.
10.	If Industrial Unit established outside GIDA, then attach related documents issued within last one year from the date of application.
11.	Bank verified signature of the applicant.
12.	**IN CASE OF PARTNERSHIP CONCERN** (I) True copy of Registered partnership deed attested by Notary Public. (II) Attested/Photostat copy of statement in form No.1 from Registrar of Firms mentioning there in the name of the partners. (III) Attested/Photostat copy of certificate of registration issued by Registrar of firms. (IV) Registered power of attorney in case other partners are not able to come to execute the Lease Deed/Agreement.
13.	**IN CASE OF PRIVATE LTD. OR PUBLIC LTD. COMPANIES** (I) Memorandum and Articles of Association. (II) Certificate of Incorporation of company duly issued by ROC. (III) Resolution of the Board of Directors authorising a responsible person to execute the documents. This should be in the following manner. a) Resolved that the GIDA be informed that the Co. is authorised to acquire the land on Licence/Lease and or shed on Hire purchase from the said Authority. Under the clause.....of Memorandum of Association of the Company and the Board of Directors of the Company is authorised under Articles of Association to exercise that power. b) Resolved further that Managing Director/Secretary/Director of the company be and is hereby authorised to execute Lease Deed/Hire Purchase Agreement sale deed and other documents necessary in order to acquire the plot/shed in question on behalf of the company. (IV) Latest list of Shareholders in case of Pvt. Ltd. Company duly certified by C.A. (VI) Latest list of Directors with their addresses duly certified by C.A.

Note - All the documents have to be self-attested by the applicant, failing to do so may be the reason of rejection of the application

GIDA
GORAKHPUR INDUSTRIAL
DEVELOPMENT AUTHORITY

GORAKHPUR INDUSTRIAL DEVELOPMENT AUTHORITY
SECTOR-7, GIDA, GORAKHPUR-273212

SCHEME FOR
Allotment of Industrial Plots in GIDA-2026

Online Application for allotment of Industrial Plots 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	**Sri. Shwetabh Vishnu Ranjan Das, Assistant General Manager** **Mob. No. +91- 9839438087** **Sri. Sharwan Singh (Computer Section) Mob. No. +91- 9580509234** Gorakhpur Industrial Development Authority Sector-7, GIDA, Gorakhpur, UttarPradesh - 273212 Email:ceogida-up@up.gov.in Website:www.gidagkp.in
6.	Allotment method for the scheme	(i) ***Online Application through "Nivesh Mitra" portal and lottery upto plot size 500 sqm.*** ***(ii) Online Application through "Nivesh Mitra" portal and then interview by duly constituted committee of eligible applicant for plot size above 500 sqm.***
7.	Availability of scheme brochure (GIDA)	Can be downloaded from the Authority's website www.gidagkp.in
8.	Processing Fee	As per details mentioned in portal.
9.	Application Money /Registration Money/ Earnest Money Deposit	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)
10.	Payment options	30 percent of total Premium/cost of the plot after adjusting Registration Money as allotment money shall be deposited by the allottee within 60 days from the date of issuance of Allotment Letter without interest and balance 70 % shall be payable in 10 half yearly installments in 5 years with interest, as applicable time to time. Installments are payable on 1st January and 1st July each year. In exceptional cases, late payment of allotment money can be accepted by CEO, GIDA up to maximum 90 days from the date of

		allotment with interest, as applicable, time to time. In case rate of premium of land has been revised. Late payment of allotment money will not be accepted, in any case. **OptionNo.1** Or If, 100 percent of total Premium/cost of the plot after adjusting Registration Money has been deposited by the allottee within 60 days fromthe date of issuance of Allotment Letter without interest,a rebate of 2% in premium would be admissible to the allottee. **OptionNo.2** In case, the due Allotment Money, as mentioned above, is not deposited within the stipulated time period, the allotment of the plot shall be treated as automatically cancelled, and money deposited as Registration Money shallbe forfeited. The applicable interest rate for installments shall be as per prevailing interest rates of GIDA (10% p.a. as on date till 30-06-2023). This rate can be change as decided by GIDA from time to time. *Note: The possession of plot shall only be offered when the Allottee has deposited (minimum 30% that is allotment money) amount of total premium of plot and has executed lease deed, subject to condition that allottee has made up to date payment of all types of dues on the date of execution of lease deed.*		
11.	Period of lease	The allotment of plot will be made on leasehold basis for a period of 90 years from the date of allottment.		
12.	Location charges	(i)	Plots facing 30 mts. or more wide road	5% of the rate of prevailing premium.
		(ii)	Plots having access to two or more roads	10% of the rate of prevailing premium.
		(iii)	Plots facing 30 mts. or more wide road and plots having access to two or more roads	15% of the rate of prevailing premium.
		(iv)	Location charges shall be levied upto first 5 acres only.	
13.	Rate of Allotment	As per prevailing Sector Wise Rate List on the last date of Proposal Submission. **Annexure No.-1**		
14.	Rate of Annual Lease Rent	Rs1/- per. sq. mtr of the plot area for first 30 years, Rs. 2.50 per. sq. mtr of the plot area for next 30 years and Rs. 5/-per. sq. mtr of the plot area for last 30 years. It may be increased time to time, as per rules of GIDA.		
15.	Construction Period & Functional Period	As mentioned in allotment letter.		

		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 GIDA at the time of submission of extension request letter by the allottee and after payment of prescribed fees/charges, as per then prevailing policy of GIDA.
16.	Amalgamation or Sub-division	Amalgamation or Sub-division of plots will be considered as per then prevailing policy of GIDA.
17.	Consortium	Not allowed
18.	Taxes & Levies	It will be the sole responsibility of the allottee to pay GST & all other applicable levies/taxes etc. against allotment of plot or any other further processes. **Allottee will pay applicable GST by RCM (Reverse Charge Mechanism).** **GST No. of GIDA is : 09AAALG1185A12J**

Section1 : INSTRUCTIONS TO THE APPLICANTS

(A) Definitions

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

i) "Authority" means the Gorakhpur Industrial Development Authority

ii) "Authorized 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 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 by the Authority for scrutiny of the application sreceived for allotment under the advertised scheme.

vii) "Allotment Committee" is a committee constituted by 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 & fees 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) "Lease Rent" is the amount paid by the Lessee to the Lessor as rental against the property allocated to the Lessee.

xiii) "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.

xiv) "Lessee" is the person/entity who holds the lease of a property or tenant.

xv) "Lessor" refers to a person/entity who leases or rents a property to another; the owner which in this case is GIDA.

xvi) "Completion certificate" refers to the certificate issued by the Authority on completion of the building construction as per provisions of Building Regulations.

xvii) "Sub-Lessee" is the person/entity who holds a lease of a property which was given to another person / entity for all or part of a property.

xviii) "Total Premium of the plot" is the total amount payable to the Authority calculated as the prevailing price per sqm multiplied by the total area 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.

(B) Eligibility Criteria

Any Individual Firm either Proprietor or Partnership firm/Private limited Company/Public Limited Company can submit application form for more than one plot. Proposed Partnership/LLP/Private ltd./Public Limited Companies etc. will not be eligible to participate and application will be rejected.

The Applicant should be competent to contract.

(C) How to Apply

Online application will be invited through "Nivesh Mitra" portal.

Interested parties will need to register and obtain user ID and password on the "Nivesh Mitra" portal and thereafter deposit non-refundable and non-adjustable E-Brochure Document Fee and Processing Fee as mentioned separately against each property for participation in the allotment through online payment on or before date/time as mentioned in the Data Sheet/advertisement and GIDA will not be responsible for any payment after that and application will not be considered.

The Authority may without assigning any reason withdraw any allotment scheme, at any stage and is not bound to accept the applications from the interested entrepreneurs.

Authority reserves the right to accept or reject any or all the applications or cancel/postpone the allotment of plots without assigning any reason.

Post registration, Applicant shall proceed for login by using his ID and password and will make payment towards e-brochure fees, processing fees and EMD through valid:

a. Net Banking

b. NEFT

c. RTGS

d. E- challan

(D) Language and currency

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).

(E) Applicant's responsibility

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.

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

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. GIDA will not be responsible in any manner on this account.

(F) Documents required with Application

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) Certified true copy of Memorandum & Articles of Association.

iii) Certified copy of GST registration.

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, as on date of submission of Application.

vi) Board resolution authorizing the applicant (Authorized Signatory). 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, if available.

viii) Audited annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets, if available.

ix) Detailed Project Report duly signed by the applicant/authorized signatory.

(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, if available.

iii) Certified copy of GST registration.

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, if applicable.

vi) Audited annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets, if applicable.

vii) Detailed Project Report duly signed by applicant.

(c) In case of Proprietorship:

i) Net Worth Statement certified by the statutory auditors/ Chartered Account of the Proprietorship concern, if available.

ii) Audited annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets, if available.

iii) Certified copy of GST registration.

iv) Certified copy of Income Tax returns of last 03 years.

v) Detailed Project Report duly signed by the applicant.

(d) In case of Society:

i) Certified copy of society registration.

ii) Certified copy of members of society.

iii) Certified copy of GST registration.

iv) Net Worth Statement certified by the statutory auditors/ Chartered Account of the Proprietorship concern, if available.

v) Audited annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets, if available.

vi) Detailed Project Report duly signed by the applicant.

vii) Resolution by the society members authorizing the applicant to sign on behalf of the society.

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

(G) Extension of time limit for deposit of Allotment money

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. However, in exceptional cases, upon satisfaction of CEO, GIDA allotment money upto 90 days from the date of allotment can be accepted with interest, as per rules. However, in case rate of premium of land has been revised, late payment of allotment money will not be accepted, in any case.

(H) Allotment Process

1- Through Lottery for plots up to 500 sqm.

2-For plots above 500 sqm. through interview.

(a) <u>Scrutiny of applications:</u> 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.

In case the Applicant is unable to submit the required information within prescribed time, the application shall not be considered for allotment.

After scrutiny lottery/interview of eligible candidates will be done by duly constituted allotment committee and committee will recommend the names of applicants for allotment of plots which will be considered and approved by competent authority.

(b) <u>Issue of allotment letter:</u> The Allottee shall be informed about the allotment via an allotment letter with specific plot number. The Allotment Letter shall be issuedwithin30 days from the date of approval of allotment.

Applicant has to deposit Allotment Money within 60 days from the date of issue of allotment letter.

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.

In case of Mega and beyond Projects and on written instructions by Government of Uttar Pradesh/Invest UP, Direct Allotment may be done by GIDA under fast track land allotment policy of Govt. of U.P.

(I) Payment Schedule

Option 1: Applicant/Allottee has option to make full and final payment of the 100% premium of the plot within 60 days from the date of issue of Allotment Letter. In such cases, a rebate of 2% will be allowed on the total premium of the plot and will be refunded to allottee.

Option 2: Applicant/Allottee has option to pay 30% of the total premium of the plot (including Registration Money) within 60 days from the issue of Allotment letter. Balance amount 70% of the total premium of the plot has to be paid in 5 years in 10 half-yearly equal installments along with. The rate of interest on installments shall be as per the prevailing interest rates of GIDA, from time to time.This rate will change as per interest rate revision by GIDA. In case of default a penal interest @ 3% will have to be paid additionally by allottee.

(J) Other conditions:

i. The Allottee shall be liable to pay stamp duty (Stamp duty calculation should also be verified from the concerned sub registrar, Sahjanwa) for execution of the Lease Deed as per gov. rules.

ii. The Allottee / Lessee alone shall be liable for any shortfall or consequence for insufficient stamping of the Lease Deed.

iii. After depositing the installment/dues with the designated scheduled bank/ payment gate way/online system, the Allottee shall intimate the same to GIDA through a written intimation along with the details of amount deposited.

iv. In case of default in payment, a penal interest @ 3% extra will be payable or as per then prevailing policy of GIDA.

v. In case of default in three consecutive installments, allotment/lease shall be cancelled by the Authority. However, in exceptional circumstances an extension of time for payment of installment may be granted by the CEO for which Allottee/Lessee shall have to pay the penal interest as mentioned above.

vi. 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.

vii. 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 installment shall not be changed in any case and Allottee/Lessee shall have to pay due installment along with interest on due date.

viii. 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 GIDA on the rate as applicable on the date of allotment of additional land. The rate calculated by GIDA will be final and binding on the Allottee.

ix. 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.

Interest rate time to time shall be decided by GIDA and would be payable by allottees, as per policy.

Section2: SPECIAL CONDITIONS

(A) Implementation & Extension

Development Norms shall be as per the prevailing Building Regulations/Byelaws of GIDA on the last day of 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 Proposal Submission of GIDA 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.

The Allottee will commence the construction after executing the lease deed & taking over physical possession of the Industrial plot as per duly approved building plan and inform in writing to GIDA about timely completion of the approved project.

The Allottee will adhere to the schedule of construction and completion of the project as follows and inform the Authority in writing:-

Sr. No.	Proposed total investment	Allowed Time
1	Upto Rs. 25.00 crores	02 Years
2	Above Rs. 25.00 crores but less than Rs. 50.00 crores	03 Years
3	Above Rs. 50.00 crores but less than Rs.100.00 crores	04 Years
4	Above Rs. 100.00 crores	05 Years

* ***Case covered in point no. 3 & 4 above, allowed time will be valid only if project appraisal of such units has been done by any recognized financial institution and proposed investment has been confirmed.***

It will be essential for the allottee to complete the construction and make the unit functional/completion within the given time, as per allotment letter from the date of allottment.

(B) 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 GIDA .

(C) List of activities permissible on the plot

The list of activities permissible shall be activities as permitted in the zonal regulations and Master Plan 2032 of GIDA, subject to the condition that the activities considered to be a public nuisance/ hazardous shall not be carried out.

- ❑ Warehousing *(Note: Plots for setting up warehouses shall be separately identified and advertised for standalone warehousing activities on e-auction portal /advertisement for allotment)*

(D) Development Norms:

The Allottee can do development work as per the prevailing Building Regulations/Byelaws of the Authority.

Section –3 : SUB DIVISION & AMALGAMATION OF PLOTS

Sub Division & Amalgamation of plots will be considered, as per then prevailing policy of GIDA.

Section – 4 : GUIDELINES FOR CANCELLATION

(A) CANCELLATION

Plots are leased with the specific purpose of establishment of unit covering a minimum area as, per rules. There are other conditions as elaborated in the lease deed which the lessee has to abide with allotment of plots allotted for industrial unit scan be cancelled, lease can be terminated on making default of payment or utilization or on violation of any condition of allotment/lease by allottee or lessee. The C.E.O/Authorized officer of the GIDA are authorized to cancel the allotment of plots in cases where the allotee/lessee has made defaults in payment of GIDA dues or has not utilized the plot as per the terms of allotment letter/lease deed.

(B) GROUNDS FOR CANCELLATION

Cancellation can be made on three grounds namely non-payment of dues, non-utilization and breach of other conditions of allotment/lease.

i CANCELLATION ON NON-PAYMENT

In case of default of payment of installment and interest, recovery of dues or cancellation proceedings shall be initiated.

ii CANCELLATION ON THE GROUNDS OF NON-UTILISATION

If effective steps for utilization of the plots/shed are not taken and/or the plot/shed is not utilized for the purpose for which it was allotted, within prescribed time limit as stipulated, legal notice for cancellation of allotment termination of lease deed shall be issued:

a. If effective steps for construction of factory· building are not taken within the period stipulated in the lease deed.

b. If the unit has not been established and put under production within the period stipulated in the lease deed.

In all the above cases, 30 days legal notice for utilization shall be issued to the allottee if not mentioned otherwise in lease deed except in the cases where the lease deed stands transferred to financial Institutions where 60 days notice shall be required to be issued to the concerned financial Institution and the lessee. In case the allottee requests for additional time in reply to notice or on his own and the GIDA is satisfied with the reasons for default and new proposed time- bound programme, time for utilization can be extended in steps of 1 year. The lessee has to bear time extension fee as applicable. It will be extended maximum upto 05 years from date of allotment.

iii. CANCELLATION ON BREACH OF OTHER CONDITIONS OF ALLOTMENT LETTER/LEASEDEED

If the allottee has committed breach of any other conditions of allotment letter/lease deed action for cancellation with prior service of notice as per the terms of Lease Deed shall be taken by Authorized officer, All notices/cancellation letter etc. should be sent to the last known address (es) of the allottee. However, cancellation shall be made only after approval-of- the C.E.O/Authorized officer.

NOTE:

While initiating the process of cancellation in cases where permission for mortgage in favour of Financial Institution/Bank has been granted by the GIDA, it should be ensured that notice as per terms of lease deed to allottee/lesseee as well as. Financial Institution/Bank has been properly served. If need personal discussion withFinancial Institution/Bank may also be made.,

(C) SERVICE OF NOTICE

As per provisions applicable in civil procedure code.

(D) FORFEITURE IN CASE OF SURRENDER/CANCELLATION OF ALLOTMENT

(a) ON SURRENDER

In the event of surrender of allotment, the following amounts shall stand forfeited to GIDA.

(i) Interest from the date of allotment up to the date of surrender of allotment on the total balance premium from time to time with interest as applicable.

(ii) Use and-occupation charges/lease rent/time extension fee/ maintenance charges any other fee/ charges from the date of allotment till the date of surrender, and

(iii) 10% of the cost of shed towards depreciation in case of constructed sheds allotted by GIDA

The balance amount, if any, out of the deposits made by allottee till the date of surrender after deducting the amounts tobe forfeited as above shall be refunded.

(b) ON CANCELLATION

(i) In the event of cancellation of allotment due to non-payment of reservation money, earnest money amount shall be forfeited irrespective of the amount deposited before allotment whether under any Advance Registration Scheme or otherwise.

(ii) For the remaining types of cancellation of allotment following amount shall be forfeited in favour of the GIDA :-

a. Interest at the rate prescribed in the allotment letter from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment.
b. Use and occupation charges/lease rent/time extension fee/maintenance charges' any other fee/charges from the date of allotment till the date of cancellation, and.
c. In case of constructed sheds allotted by GIDA 10% of the cost of shed towards depreciation.

The balance amount, if any, out of deposits made by allottee till then after deducting the amount to be forfeited as above shall be refundable.

Note-

1. In case the allotment is surrendered/cancelled before deposit of reservation money, earnest money and processing fee both shall be forfeited
2. In case of cancellation where re-entry has been made, possession has been taken back and the plot has been declared vacant for allotment recovery of outstanding dues in respect of the plot under question shall not be enforced.

Section –5 : TRANSFER/ RECONSTITUTION OF INDUSTRIAL PLOTS

A - TRANSFER

As per the policy of GIDA industrial plots can only be transferred if unit is functional or has been functional in past. Transfer of non functional plots is not allowed, in any case. Transfer of plots will be allowed as per prevailing policy of GIDA with transfer levy, as applicable, and will have to be paid by the allottee as per norms of GIDA.

B - RECONSTITUTION

Reconstitution means the change of constitution of the allottee from original constitution to other form of Enterprise which may be from proprietor to partnership (or vice-versa), proprietor to company limited by shares (or vice-versa), partnership to company limited by shares (or vice-versa) shall be allowed without levy provided 'the controlling interest of original (i;e. at the time of allotment of proprietor, partners, or shareholders is retained. In case the controlling interest is not retained by the original constituents (i.e. proprietor, partners or shareholders), such change shall be considered as case of transfer and be deal with as per provisions of transfer on payment of transfer levy as above clause.

In all cases of reconstitution as per above the, date of allotment, rate of allotment shall remain the same as in the original allotment i.e. status quo ante shall be maintained for all 'factors except the name of allottee if applicable.

(a) In case of COMPANY :

(i)	Principal or holding company to subsidiary company and vice-versa	If a subsidiary company desires to transfer the land to its. principal or holding company or vice versa i.e., holding company to subsidiary company.
(ii)	From one company to another company	If the common share holders of the transferor and transferee companies' hold at least 51 % shares in the paid up capital of each of the two companies at the time of the application for permission.

(b) IN CASE OF FAMILY MEMBERS:

(i)	To family members or partnership of family members	If transfer is proposed to be made by a person to his wife/ husband/children/real sisters, grand children, son In law, daughter in law and vice versa or when any such family members are to be taken as partners.
(ii)	In case of family members outsiders taken as partners	If outsiders are also taken simultaneously into partnership and along with such members as mentioned above at (a) the shares of outsiders in the capital must not be more than 49% .and such family members (partners) shall undertake not to retire or withdraw from the partnership so as to reduce their shares in capital, profit and loss to less than 51% during the period of five years from the date of such permission. Transfer levy shall become payable at the day and on the prevailing rates whenever the stake is reduced below 51 % during the above stipulated period..

Section – 6 : ALLOTMENT IN GARMENT PARK, BHITI RAWAT, SECTOR-26

All terms and conditions of industrial plot would be applicable, except allotment of plots will be done only for non- polluting garment related units.

Section – 7 : ALLOTMENT IN PLASTIC PARK, SECTOR-28

All terms and conditions of industrial plot would be applicable, except allotment of plots will be done only for unit related to plastic, adhering policies & norms of Deptt. of Chemicals & Petrochemicals, Government of India, in this regard.

Section – 8 : SUBLEASING & SUBLETTING OF INDUSTRIAL PLOTS

Subleasing of industrial plot is not allowed in any case. However, subletting of industrial plots is allowed in those cases only where plots are either functional or had been functional in, past, with subletting charges as per policy of GIDA.

Annexure No. 1

विज्ञापन में प्रकाशित सेक्टरवार औद्योगिक भूखण्डों का विवरण

सेक्टर 13 में सामान्य उद्योग हेतु उपलब्ध भूखण्डों का विवरण

क्र0सं0	भूखण्ड का क्षेत्रफल (वर्ग मीटर में)	भूखण्डों की संख्या
1	3150.00	1
2	11500.00	1
योग		2

सेक्टर 15 में सामान्य उद्योग हेतु उपलब्ध भूखण्डों का विवरण

क्र0सं0	भूखण्ड का क्षेत्रफल (वर्ग मीटर में)	भूखण्डों की संख्या
1	3590.00	1
योग		1

सेक्टर–26 गारमेन्ट कलस्टर पार्क (रेडिमेड गारमेन्ट हेतु) में उपलब्ध भूखण्डों का विवरण

क्र0सं0	भूखण्ड का क्षेत्रफल (वर्ग मीटर में)	भूखण्डों की संख्या
1	510.00	15
2	586.00	1
2	613.00	1
3	800.00	12
4	832.00	1
5	834.00	1
6	962.00	1
7	1000.00	9
8	3853.00	1
9	5239.00	1
योग		43

सेक्टर–26 में सामान्य उद्योग हेतु उपलब्ध भूखण्डों का विवरण

क्र0सं0	भूखण्ड का क्षेत्रफल (वर्ग मीटर में)	भूखण्डों की संख्या
1	3996.00	5
2	17514.00	1
योग		6

सेक्टर–27 में सामान्य उद्योग हेतु उपलब्ध भूखण्डों का विवरण		
क्र0सं0	भूखण्ड का क्षेत्रफल (वर्ग मीटर में)	भूखण्डों की संख्या
1	34150.00	1
योग		1

सेक्टर–28 में सामान्य उद्योग हेतु उपलब्ध भूखण्डों का विवरण		
क्र0सं0	भूखण्ड का क्षेत्रफल (वर्ग मीटर में)	भूखण्डों की संख्या
1	3086.00	1
2	3210.00	1
3	13000.00	1
योग		3

प्लास्टिक पार्क योजना सेक्टर–28 (मात्र प्लास्टिक से सम्बन्धित उद्योगों हेतु) भूखण्डों का विवरण		
क्र0सं0	भूखण्ड का क्षेत्रफल (वर्ग मीटर में)	भूखण्डों की संख्या
1	1905.00	1
2	1907.00	1
3	1911.82	1
4	2299.00	1
5	2385.00	2
6	2387.00	1
7	2389.00	2
8	2390.00	1
9	2391.00	1
10	2392.00	1
11	2395.00	1
12	2397.00	1
13	2979.00	1
14	3779.00	1
योग		16

विज्ञापन में प्रकाशित विभिन्न औद्योगिक सेक्टरों में प्रचलित भू–दर

1. सामान्य उद्योग हेतु प्रस्तावित भूखण्डों के सन्दर्भ में वित्तीय वर्ष 2026–2027 हेतु निम्नानुसार आवंटन दरें निर्धारित की गयी हैं –

(क) औद्योगिक सेक्टर–13 एवं 15

क्र0सं0	भूखण्ड का क्षेत्रफल	दर (रू0 प्रति वर्ग मीटर)
1	0 वर्ग मीटर से 4000 वर्ग मीटर तक	रू0 7900.00
2	4001 वर्ग मीटर से 20000 वर्ग मीटर तक	रू0 7850.00
3	20001 वर्ग मीटर से 80000 वर्ग मीटर तक	रू0 7800.00
4	80001 वर्ग मीटर और उससे अधिक	रू0 7700.00

नोटः उपरोक्त दरें टेलिस्कोपिक आधार पर भूखण्ड के क्षेत्रफल के अनुसार प्रभारित की जायेंगी।

(ख) औद्योगिक सेक्टर–27 व 28 (ग्राम नरकटहा एवं भगवानपुर)

क्र0सं0	भूखण्ड का क्षेत्रफल	दर (रू0 प्रति वर्ग मीटर)
1	0 वर्ग मीटर से 4000 वर्ग मीटर तक	रू0 6600.00
2	4001 वर्ग मीटर से 8000 वर्ग मीटर तक	रू0 6400.00
3	8001 वर्ग मीटर से 20000 वर्ग मीटर तक	रू0 6100.00
4	20001 वर्ग मीटर से 40000 वर्ग मीटर तक	रू0 5700.00
5	40001 वर्ग मीटर से 80000 वर्ग मीटर तक	रू0 5300.00
6	80001 वर्ग मीटर और उससे अधिक	रू0 4600.00

नोटः उपरोक्त दरें टेलिस्कोपिक आधार पर भूखण्ड के क्षेत्रफल के अनुसार प्रभारित की जायेंगी।

2. प्लास्टिक पार्क सेक्टर–28 औद्योगिक क्षेत्र हेतु प्रस्तावित भूखण्डों के सन्दर्भ में वित्तीय वर्ष 2026–2027 हेतु निम्नानुसार आवंटन दरें निर्धारित की गयी हैं –

प्लास्टिक पार्क औद्योगिक क्षेत्र सेक्टर–28 (ग्राम नरकटहा एवं भगवानपुर)

क्र0सं0	भूखण्ड का क्षेत्रफल	दर (रू0 प्रति वर्ग मीटर)
1	0 वर्ग मीटर से 4000 वर्ग मीटर तक	रू0 5600.00
2	4001 वर्ग मीटर से 8000 वर्ग मीटर तक	रू0 5400.00
3	8001 वर्ग मीटर से 20000 वर्ग मीटर तक	रू0 5100.00
4	20001 वर्ग मीटर से 40000 वर्ग मीटर तक	रू0 4700.00

नोटः उपरोक्त दरें टेलिस्कोपिक आधार पर भूखण्ड के क्षेत्रफल के अनुसार प्रभारित की जायेंगी।

- **(1) उल्लिखित भूखण्डों की स्थिति के अनुसार लोकेशनल चार्जेज़ नियमानुसार निर्धारित दरों के अनुसार पृथक से देय होगें।**
- **(2) महत्वपूर्ण :– आवंटन तिथि पर प्रचलित भू–दर पर ही भूखण्ड आवंटन किया जायेगा।**