



# गोरखपुर औद्योगिक विकास प्राधिकरण

सेक्टर - 7, गीडा, गोरखपुर, उत्तर प्रदेश

Website : [www.gidagkp.in](http://www.gidagkp.in) • Email: [ceogida-up@up.gov.in](mailto:ceogida-up@up.gov.in)



योगी आदित्यनाथ  
मा. मुख्यमंत्री, उ.प्र.

गीडा की विभिन्न योजनाओं में औद्योगिक एवं व्यावसायिक भूखण्डों के आवंटन की महत्वाकांक्षी योजना में भूखण्ड प्राप्त करने का

ऑनलाइन पंजीयन की  
प्रारम्भ तिथि : 17-06-2024  
अन्तिम तिथि : 01-07-2024  
ई-ऑक्शन तिथि : 05-07-2024

## सुनहरा अवसर

आवंटन हेतु उपलब्ध कुल भूखण्ड : 174

### सामान्य उद्योगों हेतु उपलब्ध औद्योगिक भूखण्डों का विवरण

क्रम.सं.	भूखण्डों का आकार	भूखण्डों की संख्या				भूखण्डों की कुल संख्या
		सेक्टर-13	सेक्टर-15	सेक्टर-26	सेक्टर-27	
1	0 से 1000 वर्ग मीटर तक	1	1	0	0	2
2	1001 से 4000 वर्ग मीटर तक	23	6	6	10	45
3	4001 से 20000 वर्ग मीटर तक	1	0	2	2	5
4	20001 वर्ग मीटर से अधिक	0	0	1	4	5
कुल योग						<b>57</b>

गारमेन्ट पार्क में मात्र रेडीमेड गारमेन्ट से संबन्धित इकाइयों के आवंटन हेतु उपलब्ध औद्योगिक भूखण्डों का विवरण

क्रम.सं.	भूखण्डों का आकार	सेक्टर	भूखण्डों की कुल संख्या
1	0 से 1000 वर्ग मीटर तक	26	<b>28</b>

प्लास्टिक पार्क में मात्र प्लास्टिक संबन्धित इकाइयों हेतु उपलब्ध औद्योगिक भूखण्डों का विवरण

क्रम.सं.	भूखण्डों का आकार	सेक्टर	भूखण्डों की कुल संख्या
1	0 से 1000 वर्ग मीटर तक	28	11
2	1001 से 4000 वर्ग मीटर तक	28	27
3	4001 से 20000 वर्ग मीटर तक	28	3
4	20001 वर्ग मीटर से अधिक	28	1
कुल योग			<b>42</b>

### व्यावसायिक योजना के अन्तर्गत उपलब्ध भूखण्डों का विवरण

क्रम.सं.	भूखण्डों का आकार	भूखण्डों की संख्या			भूखण्डों की कुल संख्या
		सेक्टर-13	सेक्टर-22	सेक्टर-23	
1	0 से 1000 वर्ग मीटर तक	14	19	14	47
कुल योग					<b>47</b>

### आवेदन के नियम

- भूखण्डों के आवंटन के सम्बन्ध में विस्तृत विवरण, नियम व शर्तें तथा भूमि की दरें गीडा की वेबसाइट [www.gidagkp.in](http://www.gidagkp.in) में उपलब्ध e-brochure से देखी जा सकती हैं।
- औद्योगिक भूखण्डों हेतु ऑनलाइन आवेदन वेबसाइट [www.niveshmitra.up.nic.in](http://www.niveshmitra.up.nic.in) पर रजिस्टर करने के उपरान्त किया जाना होगा।
- व्यावसायिक भूखण्ड ई-ऑक्शन के माध्यम से उपलब्ध होंगे। ई-ऑक्शन हेतु आवेदन <https://gida.procure247.com> पर जाकर किया जाना होगा।
- एफ.ए.आर. एवं सेटबैक गीडा नियमानुसार प्रभावी होंगे।
- आवेदन के लिए निर्धारित प्रक्रिया शुल्क एवं भूखण्ड की कुल कीमत का 10 प्रतिशत, धरोहर धनराशि के रूप में ऑनलाइन माध्यम से भुगतान किया जाना अनिवार्य है।
- 500 वर्ग मीटर क्षेत्रफल तक के औद्योगिक भूखण्डों का आवंटन लॉटरी के माध्यम से किया जायेगा।
- 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।
- आवंटन तिथि पर प्रचलित भू-दर पर ही भूखण्ड आवंटन किया जायेगा। **मुख्य कार्यपालक अधिकारी गीडा, गोरखपुर**



**GORAKHPUR INDUSTRIAL DEVELOPMENT AUTHORITY**  
**SECTOR-7, GIDA, GORAKHPUR-273209**

**SCHEME FOR**  
**Allotment of Commercial Plots in GIDA-2024**



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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><b>Sri. Mayank Mangal, Manager (A/G) Mob. No. +91- 9044444446</b>  <b>Sri. Sharwan Singh (Computer Section) Mob. No. +91- 9580509234</b>  Gorakhpur Industrial Development Authority  Sector-7, GIDA, Gorakhpur, Uttar Pradesh - 273209  Email: ceogida-up@up.gov.in  Website: <a href="http://www.gidagkp.in">www.gidagkp.in</a></p>
6.	Allotment method for the scheme	<p><b>Online through E-Auction process.</b>  <b>Website for E-Auction : <a href="https://gida.procure247.com/home">https://gida.procure247.com/home</a></b></p>
7.	Availability of scheme brochure (GIDA)	Can be downloaded from the Authority's website <a href="http://www.gidagkp.in">www.gidagkp.in</a>
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 on the basis of reserve price as decided by GIDA 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 on the basis of bid price offered in e-auction by applicant 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 1 <sup>st</sup> January and 1 <sup>st</sup> 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

		<p>allotment with interest, as applicable from 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. <b>Option No. 1</b></p> <p style="text-align: center;">Or</p> <p>100 percent of total Premium/cost of the plot after adjusting Registration Money shall be deposited by the allottee within 60 days of the date of issuance of Allotment Letter without interest for payment. In this case a rebate of 2% in premium would be admissible to allottee. <b>Option No. 2</b></p> <p>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 shall be forfeited.</p> <p>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.</p> <p><i>Note: The possession of plot shall only be offered when the Allottee has deposited minimum (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.</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 allotment.		
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 bid price offered in e-auction.		
14.	Rate of Annual Lease Rent	Rs. 1.00/- 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		

*Scheme for Allotment of Commercial Plots in GIDA 2023*



		payment of prescribed fees/charges, as per then prevailing policy of GIDA.
16	Transfer	Transfer of Commercial plots will be considered as per prevailing policy of GIDA, with applicable transfer levy.
17.	Sub-Lease	Shall be considered as per prevailing policy of GIDA.
18.	Consortium	Allowed
19.	Sub- Letting	Shall be considered as per policy of GIDA.
20.	Sub Division & Amalgamation	Sub Division & Amalgamation of commercial plots is not allowed.

## 1 : 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 on the basis of highest bid in e-auction by the competent officer
- vi) "Applicant" is the person/entity who has submitted application with requisite documents & fees in response to this scheme.
- vii) "Building Byelaws/Regulations" as notified by the Authority for development of land and construction of buildings
- viii) "Day" means calendar day
- ix) "Government" means the Government of Uttar Pradesh
- x) "Lease Rent" is the amount paid by the lessee to the lessor as rental against the property allocated to the Lessee
- xi) "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.
- xii) "Lessee" is the person/entity who holds the lease of a property or tenant.
- xiii) "Lessor" refers to a person/entity who leases or rents a property to another; the owner which in this case is GIDA.
- xiv) "Completion certificate" refers to the certificate issued by the Authority on completion of the building construction as per provisions of Building Regulations.
- xv) "Sub-Lessee" is the person/entity who holds a lease of a property which was leased to another person/entity for all or part of a property.
- xvi) "Total Premium of the plot" is the total amount payable to the Authority calculated on the basis of bid price per sqm offered by applicant in e- auction 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)
- xvii) "Authorized Signatory" is an Officer or representative vested (explicitly, implicitly, or through conduct) with the powers to commit the authorizing organization to a binding agreement.
- xviii) "P.T.M." Permission to Mortgage.

## (B) Eligibility Criteria

Any Individual Firm either sole Proprietor or Partnership firm, LLP, Society, Private limited Company, Public Limited Company, Consortium can submit application form for more than one plot. Proposed Partnership, LLP, Society, Private Ltd., Public Limited Companies, Consortium etc. will not be eligible to participate in e- auction and application will be rejected.

The Applicant should be competent to contract.

## (C) How to apply & Acceptance of Bid

Portal for e-auction <https://gida.procure247.com/home> can also be accessed through a link at GIDA website [www.gidagkp.in](http://www.gidagkp.in)

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

It will be the sole responsibility of the bidder/participant to obtain a compatible computer terminal with internet connection to enable him/her to participate in e- bidding process. Ensuring internet connectivity at the bidder's end shall be the sole responsibility of the Bidder/Applicant. Any request/complaint regarding the connectivity of internet at the Bidder's/Applicant's end will not be entertained in any form and shall not be basis of cancellation of the bidding process.

Group of plots/sites having the same size and same earnest money, are likely to be put up for e-auction on a single day. Bidder is required to deposit a separate EMD for each advertised property.

The Authority may without assigning any reason withdraw any or all the sites from the e-auction at any stage and is not bound to accept the highest bid or all bids even if they are above the reserve price.

Authority reserves the right to accept or reject any or all the bids or cancel/postpone the e-auction without assigning any reason.

Bidding will not be permissible below the reserve price/allotment rate of the plot.

The bid submitted shall be with an incremental value of Rs. 500.00 of the Reserve Price of the plot.

Post registration, Bidder/Applicant shall proceed for login by using his ID and password. Bidder shall proceed to select the plot he is interested in. the e-bidder would have following options to make payment towards e-brochure fees, processing fees and EMD through valid:

A.	Net Banking	: For document download fee, processing fee and EMD
B.	NEFT	: For document download fee, processing fee and EMD
C.	RTGS	: For EMD



Incomplete bid documents will not be considered.

The Bidder/Applicant cannot withdraw the offer/ bid once made.

**Note :- For allotment of Commercial plots minimum three bids would be required for each Commercial plots. In case for any plots less than three bids are received E-Auction of such plots will not be considered and E-Auction of such plots would be rolled over maximum upto two times to full fill the requirement of minimum three bidders. After two roll overs plot will be auctioned to highest bidder without complying the condition of minimum three bidders, subject to condition that bid is above the reserve price.**

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.

### **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).

### **(D) 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 to undertake due diligence about the location and situation of plot. GIDA will not be responsible in any manner on this account.

### **(E) 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.

**Note \*** In case GST registration is not available at the time of submission of online application, an affidavit will be given by applicant to submit GST registration before execution of Lease Deed.

### **(F) 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.

### **(G) Allotment Process**

Online through e- auction.

Website : <https://gida.procure247.com/home>

**(a) 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.

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

**(b) Issue of allotment letter:** The allottee shall be informed about the allotment via an allotment letter with specific plot number for which highest bid has been offered. The Allotment Letter shall be issued within 30 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.

### **(H) Payment Schedule**

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

**Option 2:** Applicant/Allottee has option to pay 30% of the total premium of the plot (including Earnest Money / Registration Money) within 60 days from the date of 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 interest. The rate of interest on installments shall be as per the prevailing interest rates of GIDA, from time to time (10% p.a. as on date till 30-12-2023). 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.

**(I) 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 govt. 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 gateway/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 timely payment of dues, 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 from time to time shall be decided by GIDA and would be payable by allottees, as per policy.

**2 : 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 plot as per duly approved building plan and inform in writing to GIDA about timely completion of the approved project.

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 allotment.

As per prevailing Building Bye Laws of GIDA permissible Ground coverage, Floor Area Ratio and Height of Commercial Buildings is as below:-

S. No.	Use	Maximum Ground Coverage	Basic FAR	Maximum height in meters
1	Convenient Shopping Centre (Minimum plot area 4000 Sqm and amp; existing road 24 m wide)	40%	2.00	24.0
2	Sector Shopping (Minimum plot area 4000 Sqm, existing road 24 m wide)	40%	2.00	24.0
3	Sub District Center, Shopping/ commercial uses along MP roads and other Master Plan level Shopping/ commercial Centers in the sectors situated on,- (i) upto 30 mtrs. wide road (ii) more than 45 mtrs. wide roads	30%	3.00	No limit
		30%	4.00	No limit
4	Hotel (minimum plot area 1000 sqm. and existing road 18 m wide)	30%	3.00	No limit
5	Banks	30%	1.50	No limit
6	Cinema/Multiplex/Cineplex (minimum plot area 4000 Sqm & amp; existing road 24 m wide)	30%	As per govt. policy	No limit

### Permissible Norms

All the infrastructural services within the plot area only shall have to be provided by the allottee.

All clearances/approvals must be obtained by the allottee from the respective competent statutory authorities prior to the commencement of the construction work.

Provisions related to the fire safety shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory Authority(ies).

The Area/ Dimensions of the site are subject to any change/modification as per the actual measurements at the site.

All other provisions, not specified above, shall be in accordance with the Building Regulations and directions of GIDA and the amendments made there in from time to time.

**(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 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	Time Extension Fee
1	For 3rd Year	0.5% of the current total premium per year
2	For 4th Year	Additional 1.0% of the current total premium per year
3	For 5th Year	Additional 2.0% of the current total premium per year

Note: Maximum extension for completion given to Allottee shall be upto five (5) years from the date of allotment. After this period, the allotment would automatically stand cancelled.

All permission of extension and penalties will be calculated from date of allotment of plot.

**(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.

**(D) Development Norms:**

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

**3 : SUB DIVISION & AMALGAMATION OF PLOTS**

Sub Division & Amalgamation of Commercial plots will not be considered.

## **4 : SUB LETTING OF COMMERCIAL PLOTS**

Sub Letting of Commercial plots will be considered, as per then prevailing policy of GIDA.

## **5 : GUIDELINES FOR CANCELLATION**

### **(A) CANCELLATION**

Plots are leased with the specific purpose of establishment of commercial activity covering a minimum area as per rules. There are other conditions, as elaborated in the lease deed which also, the lessee has to abide with. Lease can be terminated on making default of payment or unutilization or on violation of any condition of allotment/lease deed 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 allottee/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 and/or cancellation proceedings shall be initiated.

#### **ii CANCELLATION ON THE GROUNDS OF NON-UTILISATION**

If effective steps for utilization of the plots/shops are not taken and/or the plot/shops 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 building are not taken within the period stipulated in the lease deed.
- b. If the business has not been established and put under operation 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 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/lessee as well as. Financial Institution/Bank has been properly served. If need personal discussion with Financial 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 upto the date of surrender of allotment on the total balance premium from time to time 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.

The balance amount, if any, out of the deposits made by allottee till the date of surrender after deducting the amounts to be 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 shops/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.

## 6 : TRANSFER/ RECONSTITUTION OF COMMERCIAL PLOTS

### A – TRANSFER

No transfer of Allotment / leased plot / Lease Deed can take place except with prior written permission of Lessor/GIDA.

Thereafter, Transfer of plot may be allowed by the GIDA as per the prevailing policy of the Authority, if at all, at the time of submission of transfer request letter by the Allottee and after the following:

- i) payment of prescribed fees/charges,
- ii) clearance of all up to date dues, and
- iii) overdue installment towards premium of land.



Transfer levy per sq.m@5% to 10% of the rate of premium prevailing on the date of submission of application or bid price at which plot was allotted which ever is higher for transfer of plot along with transfer levy shall be charged. While calculating the transfer levy the locational charges of a particular plot shall not be considered and only basic premium shall be taken into account. Following shall be the percentage of prevailing premium rates to be charged as transfer levy in case of vacant plots :-

Sl no.	Transfer if proposed within	Transfer Levy Rate
1	1 Year	5%
2	1 to 3 Year	7.5%
3	Beyond 3 Years	10%

The Allottee / Lessee expressly agrees that in the event any application for transfer is made and the Lessor 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.

#### Transfer of Built-up spaces (Sub-lease):

- i) Transfer of Built-up spaces will be allowed only after obtaining completion certificate for the entire project has been taken by the Lessee.
- ii) The sub-lessee undertakes to put to use the premises for the commercial use only.
- iii) First sale/transfer of a built-up space to an allottee shall be through a Sub- lease/Lease Deed to be executed on the request of the Lessee to the Authority in writing.
- iv) No transfer charges will be payable in case of first sale. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the Authority.

Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

### B - Transfer of Commercial Building/Part of the Building

- (a) Transfer of part of the constructed building shall only be allowed in case of plots allotted to developers. Commercial plots allotted for self-use-can-be transferred in full along with building erected thereon.
- (b) Transfer levy for allottees of commercial plot allotted for self use shall be determined as per details given in chart above.
- (c) Transfer of part of the building by developer shall be allowed as per following :-
  - (i) Developer shall inform the GIDA about the independent constructed blocks within the main building which can be transferred independently.
  - (ii) The GIDA shall determine apportioned plot area of each such independently transferable block, as per rule.
  - (iii) Transfer levy shall be determined on above apportioned plot area at the rate of transfer levy and premium rate calculated as above.

### C - 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 sister, real brother, 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 In to partnership and along with such members as mentioned above at (a) the shares of outsiders in the capital profits and a loss must not be more than 49% .and such family members (partners) shall under take 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.

**7 Restoration of Commercial Plots**

Rate of restoration levy for commercial plot shall remain as per the policy applicable in case of industrial plots. Current premium rates for restoration levy shall be determined.

**8 Role of GIDA as per IBC 2016**

- 8.1 Under the provisions of IBC (Insolvency and Bankruptcy Code) 2016, GIDA will be treated a Secure Financial Creditor and this lease deed shall be a Financial / Capital Lease Deed.
- 8.2 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/GIDA as a Secure Financial Creditor.
- 8.3 All amounts that are payable by the Lessee/Allottee to the Lessor/GIDA under this Deed, whether towards the outstanding premium or lease rent or any other account whatsoever 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.
- 8.4 The Lessee/Allottee expressly agrees that till such time all dues payable to the Lessor/GIDA 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/GIDA, the leased premises shall remain a valuable security in the hands of the Lessor/GIDA 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.

- 8.5 The Lessor/GIDA 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.
- 8.6 The lessee shall be bound to disclose to buyers, prior to confirmation of allotment of any unit/flat/Built-up space to be constructed or already constructed, about the outstanding towards the Lessor/GIDA and that such outstanding constitute a priority compared to the allottees in the construction or to be constructed flat/ built-up space.

## **9. Maintenance**

- I. The Lessee at his own expense shall take permission for sewerage, electricity and water connections from the concerned departments of Lessor or from the competent authority in this regard.
- II. 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. The Lessee shall make such arrangements as are necessary for maintenance of the buildings and common services developed on the leased plot. If the buildings and the common services are not maintained properly, the Lessor shall have the right to get the maintenance done and recover the amount so spent from the Lessee and/or SubLessee. The Lessee and Sub-Lessee(s) will be personally and severely liable for payment of the maintenance amount. In case of default of the amount, the dues shall be recovered as arrears of land revenue.
- III. No objection on the amount spent on maintenance of the buildings and the common services, will be entertained by the Lessor and the decision of Lessor in this regard shall be final and binding on the Lessee or its Allottees / Sub-lessee(s).
- IV. The Allottee/Lessee/Sub-Lessee(s) shall abide by all the regulations, bye-laws, directions and guidelines of Gorakhpur industrial Development Authority framed/issued under the U.P. Industrial Area Development Act 1976, RERA Act and UP apartments Act 2010 and Rules made therein, and any other Act and Rules, from time to time.
- V. In case of non-compliance of these terms of conditions and any other directions of Lessor, Lessor shall have the right to impose such penalty as it may consider just and/or expedient.

## **10. Permission to Mortgage**

- I. Permission to mortgage may be allowed by the Lessor as per its prevailing policy 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 Lessor/ GIDA on the date permission is granted.
- II. In the event any Permission to mortgage is issued by the lessor, then 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.
- III. The Lessee/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. 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.
- IV. 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.
- V. 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 Lessor/GIDA in this regard.

## 11. Indemnity

- I. The Allottee / 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 the Lessor/Authority and its officers and employees against all disputes arising out of :-
- II. The non-completion of work
- III. The quality and validity of development, construction, operations and maintenance
- IV. 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.
- V. 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.
- VI. Any legal dispute arising out of allotment, lease and/or sub-lease to the final purchaser

## 12. Liability to Pay Taxes

- i The Lessee/ its Allottee will be liable to pay all rates, taxes, charges, user fee and assessment of every description imposed by the Lessor or any other Statutory Authority empowered in that behalf, in respect of the plot, whether such charges are imposed or may be imposed in future on the plot or on the building constructed thereon, from time to time.

## 13. Overriding Power over Dormant Properties

- i Lessor/GIDA 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 GIDA on the amount of such compensation will be final and binding on the applicant.

## 14. Consequences of misrepresentation

- i If the allotment / lease have been found to be obtained by any misrepresentation, concealment, suppression of any material facts by the Applicant/ Bidder/ Lessee/Allottee/ Lessee/ Sub-Lessee, 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 Bidder/Applicant/ Lessee/Allottee/ Lessee/ Sub-Lessee shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall also be taken.



## गोरखपुर औद्योगिक विकास प्राधिकरण,

सेक्टर-7, गीडा, गोरखपुर।

वेबसाइट: www.gidagkp.in ई-मेल: ceogida-up@up.gov.in

### कार्यालय-ज्ञाप

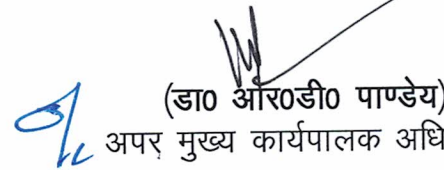
पत्रांक : /व्य0यो0/सम्पत्ति-9/विज्ञापन/2024-25/ दिनांक : जून ,2024

गीडा के सेक्टर 13, 22, एवं 23 में रिक्त कुल 47 वाणिज्यिक भूखण्डों (10.00 मीटर से 500.00 वर्ग मीटर तक) का आवंटन गीडा द्वारा ई-आक्शन के माध्यम से किया जाना प्रस्तावित है। ई-आक्शन में आवेदक द्वारा <https://gida.procure247.com> लिंक पर जाकर आवेदन किया जा सकता है। ई-आक्शन में भाग लेने से पूर्व भूखण्ड के आरक्षित मूल्य के आधार पर भूखण्ड के कुल कीमत की 10 प्रतिशत धनराशि "धरोहर धनराशि" के रूप में ऑनलाईन के माध्यम से भुगतान किया जाना अनिवार्य है। ऑनलाईन माध्यम से धरोहर धनराशि का भुगतान की तिथि दिनांक 17.06.2024 से दिनांक 01.07.2024 निर्धारित है। ई-आक्शन की तिथि 05.07.2024 निर्धारित है एवं भूखण्डों का ई-आक्शन प्रातः 10:00 बजे से सांय काल 06:00 बजे तक खुला रहेगा एवं भूखण्ड के लिए अधिकतम बोली लगाने वाले बिडदाता के पक्ष में भूखण्ड का आवंटन किया जायेगा।

उक्त विज्ञापन का विस्तृत विवरण, नियम व शर्तें गीडा की वेबसाइट [www.gidagkp.in](http://www.gidagkp.in) पर देखी जा सकती है। मुख्य कार्यपालक अधिकारी द्वारा आवंटन के पूर्व या पश्चात किसी नियम व आवंटन प्रक्रिया में परिवर्तन या पूरी आवंटन प्रक्रिया को निरस्त किया जा सकता है। ई-नीलामी हेतु व्यवसायिक भूखण्डों की सूची एवं ई-नीलामी की मुख्य नियम व शर्तें पत्र के साथ सुलभ संन्दर्भ हेतु संलग्न है।

एच0डी0एफ0सी0बैंक को निर्देशित किया जाता है कि आन-लाईन ई-आक्शन पोर्टल पर नीलामी की तिथि 05.07.2024 को प्रमुखता से दर्शाये, साथ ही जितने भी अर्ह आवेदक हों उनको ई-मेल के माध्यम से भी नीलामी की तिथि से अवगत कराया जाय जिससे सभी अर्ह आवेदक नीलामी में निर्धारित तिथि को ससमय प्रतिभाग कर सकें।

संलग्नक:यथोक्त।

  
(डा0 आर0डी0 पाण्डेय)  
अपर मुख्य कार्यपालक अधिकारी

पत्रांक : 1188 /व्य0यो0/सम्पत्ति-9/विज्ञापन/2024-25/ दिनांक : 14 जून ,2024

प्रतिलिपि :1- मुख्य कार्यपालक अधिकारी महोदया, गीडा को सादर सूचनार्थ।

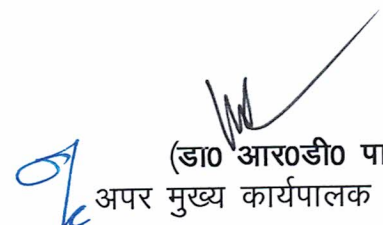
2-विशेष कार्याधिकारी/एस0डी0एम0, गीडा, को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

3-श्री अश्विनी कुमार श्रीवास्तव,एरिया हेड, गवरमेन्ट एवं इण्डिस्ट्रीयल विजनेस, एच0डी0एफ0 सी0 बैंक लि0, प्रहलाद राय ट्रेड सेन्टर, गोरखपुर-273001 को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

4-Mr. Karan Modi, Support Executive, HDFC Bank Ltd. Prahladrai Trade Centre, Ayoda Crossing, Bank Road, Gorakhpur-273001 Mo.No. 7016716557

[karan@procure247.com](mailto:karan@procure247.com) को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित

5-कार्यालय नोटिस बोर्ड पर चरप्पा हेतु।

  
(डा0 आर0डी0 पाण्डेय)  
अपर मुख्य कार्यपालक अधिकारी

## विज्ञापन में प्रकाशित व्यवसायिक भूखण्डों का विवरण

DETAIL OF COMMERCIAL PLOTS AT SECTOR- 13				
क्र० सं०	भूखण्ड संख्या	क्षेत्रफल (वर्गमीटर में)	सेक्टर	आरक्षित मूल्य (रूपये प्रति वर्ग मीटर)
1	एस-6/20	10.00	13	40,400.00
2	एस-6/52	10.00	13	40,400.00
3	एस-8/22	15.00	13	40,400.00
4	एस-8/3	15.00	13	40,400.00
5	एस-8/24	15.00	13	40,400.00
6	एस-8/49	15.00	13	40,400.00
7	एस-5/6	15.00	13	40,400.00
8	एस-5/19	15.00	13	40,400.00
9	एस-5/1जी	15.00	13	40,400.00
10	एस-8/4	15.00	13	40,400.00
11	एस-5/1ए	15.00	13	40,400.00
12	एस-8/31	15.00	13	40,400.00
13	एस-8/13	15.00	13	40,400.00
14	सी-38	17.50	13	40,400.00

DETAIL OF COMMERCIAL PLOTS AT SECTOR- 22				
क्र० सं०	भूखण्ड संख्या	क्षेत्रफल (वर्गमीटर में)	सेक्टर	आरक्षित मूल्य (रूपये प्रति वर्ग मीटर)
1	एम-24	78.00	22	40,400.00
2	एम-28	78.00	22	40,400.00
3	एम-46	78.00	22	40,400.00
4	एम-48	78.00	22	40,400.00
5	एम-60	78.00	22	40,400.00
6	एम-61	78.00	22	40,400.00
7	एम-62 (कार्नेर)	78.00	22	40,400.00
8	एम-14	78.00	22	40,400.00
9	एम-13	78.00	22	40,400.00
10	आई-1 (कार्नेर)	96.00	22	40,400.00
11	आई-11 (कार्नेर)	96.00	22	40,400.00
12	आई-12 (कार्नेर)	96.00	22	40,400.00
13	आई-16	96.00	22	40,400.00
14	आई-19	96.00	22	40,400.00
15	आई-20	96.00	22	40,400.00
16	आई-21	96.00	22	40,400.00
17	ओ-4 (कार्नेर)	150.00	22	40,400.00
18	ओ-5 (कार्नेर)	150.00	22	40,400.00
19	आर-11	500.00	22	40,400.00

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DETAIL OF COMMERCIAL PLOTS AT SECTOR- 23				
क्र० सं०	भूखण्ड संख्या	क्षेत्रफल (वर्गमीटर में)	सेक्टर	आरक्षित मूल्य (रूपये प्रति वर्ग मीटर)
1	एस-50	13.75	23	40,400.00
2	एस-42	15.30	23	40,400.00
3	एस-40	15.40	23	40,400.00
4	एस-39	15.50	23	40,400.00
5	एस-62	15.75	23	40,400.00
6	एस-64	15.75	23	40,400.00
7	एस-37(कार्नेर)	17.90	23	40,400.00
8	एस-45(कार्नेर)	19.00	23	40,400.00
9	एस-20	19.25	23	40,400.00
10	एस-35	20.00	23	40,400.00
11	एस-29(कार्नेर)	22.55	23	40,400.00
12	एस-27	35.00	23	40,400.00
13	एस-56(कार्नेर)	35.50	23	40,400.00
14	एस-23(कार्नेर)	38.00	23	40,400.00

**विज्ञापन में प्रकाशित विभिन्न सेक्टरों में व्यवसायिक भूखण्डों प्रचलित आरक्षित भू-दर**

व्यवसायिक भूखण्डों के सन्दर्भ में वित्तीय वर्ष 2024-2025 हेतु निम्नानुसार आवंटन दरें निर्धारित की गयी हैं -

**व्यवसायिक सेक्टर-13**

क्र०सं०	भूखण्ड का क्षेत्रफल	दर (रु० प्रति वर्ग मीटर)
1	0 वर्ग मीटर से 500 वर्ग मीटर तक	रु० 40400.00
2	501 वर्ग मीटर से 1000 वर्ग मीटर तक	रु० 38500.00
3	1001 वर्ग मीटर से 2000 वर्ग मीटर तक	रु० 35300.00
4	2001 वर्ग मीटर से 4000 वर्ग मीटर तक	रु० 32300.00
5	4001 वर्ग मीटर से अधिक	रु० 30300.00

**व्यवसायिक सेक्टर-22**

क्र०सं०	भूखण्ड का क्षेत्रफल	दर (रु० प्रति वर्ग मीटर)
1	0 वर्ग मीटर से 500 वर्ग मीटर तक	रु० 40400.00
2	501 वर्ग मीटर से 1000 वर्ग मीटर तक	रु० 38500.00
3	1001 वर्ग मीटर से 2000 वर्ग मीटर तक	रु० 35300.00
4	2001 वर्ग मीटर से 4000 वर्ग मीटर तक	रु० 32300.00
5	4001 वर्ग मीटर से अधिक	रु० 30300.00

**व्यवसायिक सेक्टर-23**

क्र०सं०	भूखण्ड का क्षेत्रफल	दर (रु० प्रति वर्ग मीटर)
1	0 वर्ग मीटर से 500 वर्ग मीटर तक	रु० 40400.00
2	501 वर्ग मीटर से 1000 वर्ग मीटर तक	रु० 38500.00

*(Handwritten signatures)*

3	1001 वर्ग मीटर से 2000 वर्ग मीटर तक	रु0 35300.00
4	2001 वर्ग मीटर से 4000 वर्ग मीटर तक	रु0 32300.00
5	4001 वर्ग मीटर से अधिक	रु0 30300.00

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

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

### गीडा व्यवसायिक योजना के नियम एवं शर्तें

1. व्यवसायिक भूखण्डों का आवंटन ई-ऑक्शन पोर्टल में निलामी के माध्यम से अधिकतम बोली लगाने वाले के पक्ष में किया जायेगा।
2. आवेदक को ऑन-लाईन आवेदन फार्म भरने के समय आधार कार्ड, पैन कार्ड, बैंक पासबुक की प्रति, फोटो, विस्तृत प्रोजेक्ट रिपोर्ट लगाना अनिवार्य है।
3. आवेदक को गीडा के आवेदन फार्म में दिये गये आवंटन संबंधी समस्त नियमों व उप नियमों व शर्तों को स्वीकार किया जाना अनिवार्य होगा। उक्त नियम व शर्तों को स्वीकार किये बिना आवेदक निलामी में भाग नहीं ले सकता है।
4. व्यवसायिक भूखण्ड के निलामी में भाग लेने हेतु प्रोसेसिंग शुल्क रु. 2000.00+ जी0एस0टी0 अनिवार्य रूप से देय होगा।
5. किसी भूखण्ड के सापेक्ष सिंगल बिड प्राप्त होने पर बिड स्वीकार नहीं की जायेगी। भूखण्ड की पुनः निलामी की जायेगी एवं यदि 02 बार पुनः निलामी (कुल 03 निलामी) में भी सिंगल बिड ही प्राप्त होती है, तो उक्त दशा में सिंगल बिड दाता के पक्ष में भूखण्ड आवंटित कर दिया जायेगा।
6. व्यवसायिक भूखण्डों के निलामी में भाग लेने वाले आवेदक द्वारा न्यूनतम रु. 500.00 प्रति वर्गमीटर की दर से भूखण्ड के सापेक्ष अपनी प्रस्तावित बोली में वृद्धि की जायेगी।
7. भूखण्ड के आरक्षित मूल्य का 10 प्रतिशत धनराशि (आरक्षण धनराशि) आवेदक को निलामी में भाग लेने से पूर्व ऑनलाईन पेमेन्ट गेट-वे के माध्यम से पोर्टल पर भुगतान करना होगा। उक्त के पश्चात ही आवेदनकर्ता निलामी में भाग ले सकेगा।
8. 30 मीटर या इससे चौड़े मार्ग पर स्थित भूखण्डों के बिड मूल्य का 5 प्रतिशत धनराशि अतिरिक्त देय होगी।
9. यदि भूखण्ड दो या दो से अधिक सम्पर्क मार्गों पर स्थित है, तो भूखण्ड के बिड मूल्य का 10 प्रतिशत अतिरिक्त धनराशि देय होगी।

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10. यदि भूखण्ड 30 मीटर या इंससे चौड़े मार्ग पर एवं दो या दो से अधिक सम्पर्क मार्गों पर स्थित है, तो भूखण्ड के बिड मूल्य का 15 प्रतिशत धनराशि अतिरिक्त देय होगी।
11. भूखण्ड आवंटन के पश्चात आवेदक द्वारा बिड में अंकित की गयी भूमि दर के अनुसार भूखण्ड के कुल मूल्य का 30 प्रतिशत धनराशि (आवंटन धनराशि) आवंटन पत्र निर्गत होने के दिनांक से 60 दिन के अन्दर गीडा के खाते में ऑनलाईन पेमेन्ट के माध्यम से जमा कराना होगा अन्यथा की स्थिति में भूखण्ड स्वतः निरस्त हो जायेगा।
12. यदि किसी अपरिहार्य कारणों से आवेदक द्वारा आवंटन धनराशि निर्धारित समयावधि में जमा नहीं की जा सकी है, तो उक्त दशा में मुख्य कार्यपालक अधिकारी को प्रश्नगत प्रकरण से संतुष्ट होने की दशा में 30 दिन का अतिरिक्त समय आवंटन की तिथि से ब्याज सहित प्रदान किये जाने का अधिकार सुरक्षित है बशर्ते भूखण्ड के सेक्टर की भूमि दर में कोई परिवर्तन न हुआ हो।
13. आवंटन धनराशि जमा करने के पश्चात अवशेष 70 प्रतिशत प्रीमियम नियमानुसार देय ब्याज के साथ 10 छमाही किश्तों में देय होगा। छमाही किश्त प्रत्येक वर्ष 01 जनवरी एवं 01 जुलाई को देय होगी, देय किश्त का निर्धारित तिथि को भुगतान न किये जाने की दशा में नियमानुसार दण्ड ब्याज भी देय होगा।
14. यदि आवंटी भूखण्ड का आवंटन पत्र निर्गत होने की तिथि से 60 दिनों में आवंटित भूखण्ड के सापेक्ष देय धनराशि का पूर्ण भुगतान कर देता है, तो उक्त दशा में 2 प्रतिशत की छूट भूखण्ड के कुल प्रीमियम में अनुमन्य होगी।
15. भूखण्ड आवंटन होने के पश्चात निर्धारित समयावधि में आवंटन धनराशि जमा न करने की दशा में आवेदक द्वारा आवेदन के साथ जमा की गई रजिस्ट्रेशन धनराशि गीडा द्वारा जब्त कर ली जाएगी।
16. भूखण्ड आवंटन का पत्र निर्गत होने की तिथि से 03 माह में आवंटी को भूखण्ड की लीज-डीड निष्पादित कर भूखण्ड का कब्जा प्राप्त करना होगा। लीज-डीड निष्पादन में होने वाली समस्त व्यय का भुगतान करने का उत्तरदायित्व आवंटी का होगा।
17. भूखण्ड पर आवंटन की तिथि से 02 वर्ष में जिस उपयोग हेतु भूखण्ड आवंटित किया गया है, उसको प्रारम्भ करने का उत्तरदायित्व आवंटी का होगा, अन्यथा की स्थिति में नियमानुसार समय विस्तारिकरण देय होगा।
18. आवंटन की तिथि से 05 वर्ष के भीतर भूखण्ड पर प्राधिकरण के नियमानुसार निर्माण कर व्यवसाय प्रारम्भ नहीं किया जाता है तो भूखण्ड स्वतः निरस्त की श्रेणी में आ जायेगा।
19. सफल आवेदकों को जी0एस0टी0 नम्बर देना अनिवार्य है।
20. सूची में दर्शित क्षेत्रफल में कब्जे के समय वास्तविक माप के आधार पर परिवर्तन हो सकता है।

21. प्रश्नगत भूखण्डों पर सक्षम स्तर से यदि, कोई टैक्स निर्धारित किया जाता है तो उक्त आवंटी को देना अनिवार्य होगा।
22. सेट बैंक एवं एफ0ए0आर0 प्राधिकरण नियमानुसार प्रभावी होंगे।
23. विस्तृत नियम व शर्तें गीडा की वेबसाईट [www.gidagkp.in](http://www.gidagkp.in) पर देखी जा सकती है।

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