

मद स-106/10 प्राधिकरण के उद्योग विभाग में वर्तमान में प्रचलित औद्योगिक नीति के अंतर्गत कतिपय विषयों में नियम/शर्तों में संशोधन किया जाना प्रस्तावित है। जिन विषयों पर नियम एवं शर्तों में संशोधन प्रस्तावित है, उनका विवरण निम्नानुसार है।

1. MORTGAGE

Sr. No.	Existing Policy-2013 1	Proposed Changes in Policy-2013 2
1	<p>1-1 Mortgage is permitted where property is live and time limit for construction exists. No prior mortgage permission is required in cases where full premium alongwith interest and one time lease rent has been paid.</p> <p>1-2 Permission for collateral security would only be granted in cases where the unit has already been declared functional by the Authority. For the purpose of granting collateral security, processing fee of Rs. 5000/- would be charged.</p> <p>1-3 Mortgage is permitted for financing the project on the industrial premises proposed for mortgage.</p> <p>1-4. For grant of mortgage permission it is dues of GNIDA or give an undertaking to this effect or 100% payment has already been made to GNIDA by the concerned institution/allottee(s).</p> <p>1-5. The 2nd charge on the industrial property the institution in whose favour the industrial property is already mortgaged.</p> <p>1-6. In case of mortgage the Authority will lease rent interest and any other dues. Taxes, charges etc. payable to GNIDA from time to time.</p> <p>1-7. The allottee will submit the application alongwith consent of the financial institution and a NOC regarding full</p>	<p>1-1 Mortgage is permitted where property is live and time limit for construction exists. No prior mortgage permission is required in cases where full premium alongwith interest and one time lease rent has been paid.</p> <p>1-2 Permission for collateral security would only be granted in cases where the unit has already been declared functional by the Authority. For the purpose of granting collateral security, processing fee of Rs. 5000/- would be charged.</p> <p>1-3. Mortgage is permitted for the following i) For land amount payable to Greater Noida. ii) For construction of building for the leased plot iii) For purchase plant and machinery to be used in the production. iv) For procuring working capital requirement.</p> <p>1-4. For grant of mortgage permission it is dues of GNIDA or give an undertaking to this effect or 100% payment has already been made to GNIDA by the concerned institution/allottee(s).</p> <p>1-5. The 2nd charge on the industrial property the institution in whose favour the industrial property is already mortgaged.</p> <p>1-6. In case of mortgage the Authority will lease rent interest and any other dues. Taxes, charges etc. payable to GNIDA from time to time.</p> <p>1-7. The allottee will submit the application alongwith consent of the financial institution and a NOC regarding full payment/no arrears from Industrial Department of GNIDA</p>

payment/no arrears from Industrial Department of GNIDA	1-8 Mortgage permission would be issued when all the dues against premium, lease rent or others have been paid by the allottee.
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2. SURRENDER

Sr. No.	Existing Policy-2013 1	Proposed Changes in Policy-2013 2
1	<p>J-1. The allottee can surrender the industrial premises in favour of GNIDA before cancellation.</p> <p>J-2 The request for surrender should contain signature of bonafide allottee/lessee. In case of incorporated company the request should be supported by the certified copy of the Resolution of Board of Directors.</p> <p>J-3 The allottee has to execute surrender deed, if lease deed/transfer deed has been executed and all the original legal documents are to be surrendered unconditionally in Industries Deptt. of the Authority.</p> <p>J-4 The entire deposit(s) made to the GNIDA, after deducting Rs. 10,000/-, would be refunded by GNIDA, without any interest, in case of non possession of the Industrial premises and /or non-execution of legal documents. However in cases, where legal documents have been executed and/or possession of the Industrial premises has been taken over, then all the deposits made under revenue heads (excluding interest against the premium) would be forfeited alongwith the due lease rent till the date of dispossession of the Industrial premises and Rs. 10,000/- would also be deducted from the deposit against the premium .</p>	<p>J-1 The allottee can surrender the industrial premises in favour of GNIDA within 6 months from the date of allotment.</p> <p>J-2 The request for surrender should contain signature of bonafide allottee/lessee. In case of incorporated company the request should be supported by the certified copy of the Resolution of Board of Directors.</p> <p>J-3 The allottee has to execute surrender deed, if lease deed/transfer deed has been executed and all the original legal documents are to be surrendered unconditionally in Industries Deptt. of the Authority.</p> <p>J-4 (a) The entire deposit(s) made to the GNIDA, after deducting Rs. 20,000/-, would be refunded by GNIDA, without any interest, in case the allottee surrenders the plot within 6 months from the date of allotment. However, if allottee surrenders the plot after 6 months 20% of Premium, reservation money and processing fee would be deducted from the deposit against the Premium.</p> <p>(b) In cases, where the legal documents have been executed and/or possession of the industrial premises has been taken over, then all the deposits made under revenue heads (excluding interest against the premium) would be forfeited alongwith the due lease rent till the date of dispossession of the Industrial premises and 20% of premium, reservation money and processing fee would be deducted from the deposit against the premium.</p>

3. RESTORATION

Sr. No.	Existing Policy-2013 1	Proposed Changes in Policy-2013 2
1	<p>The Authority can exercise cancellation of industrial plot for breach of terms and conditions of allotment/lease deed/Transfer deed. However, the Chief Executive Officer/or any other officer authorised by him can restore the plot. The restoration will be subject to the following conditions:-</p> <ol style="list-style-type: none"> 1. The decision about the restoration of the plot will be taken by the Chief Executive Officer or any officer authorized by him within 3 years after the date of cancellation. After 3 years all the restoration matters will be put up before the Board of the Authority. 2. The allottee would pay restoration charges @ 10% of the prevailing rate/ reserve price. 3. The allottee will have to make upto date payments, dues, penalties & interest etc. as applicable. 4. The allottee has to pay time extrn. charges as per terms of allotment/lease. 5. The allottee will submit project implementation schedule in the shape of affidavit. The maximum time allowed is one year for plot size upto 4000 sq.mtrs. and two years for plot size above 4000 sq.mtrs. 6. The allottee has to submit performance guarantee valid for more than three months period of PIS given by him and value of performance guarantee will be 10% of the prevailing price of the plot. 7. Transfer and/or Change In Constitution of the unit would not be allowed outside the blood relations, till the unit is declared functional by the GNIDA through a written communication. 	<p>The Authority can exercise cancellation of industrial plot for breach of terms and conditions of allotment/lease deed/Transfer deed. However, the Chief Executive Officer/or any other officer authorised by him can restore the plot. The restoration will be subject to the following conditions:-</p> <ol style="list-style-type: none"> 1. The decision about the restoration of the plot will be taken by the Chief Executive Officer or any officer authorized by him within 1 years after the date of cancellation subject to- <ol style="list-style-type: none"> (a) Non allotment/allocation of the said plot/premises to any 3rd party. (b) Allottee has to submit restoration application within 6 months from the date of cancellation. 2. The allottee would pay restoration charges @ 10% of the prevailing rate/ reserve price. 3. The allottee will have to make upto date payments, dues, penalties & interest etc. as applicable. 4. The allottee has to pay time extrn. charges as per terms of allotment/lease. 5. The allottee will submit project implementation schedule in the shape of affidavit. The maximum time allowed is one year for plot size upto 4000 sq.mtrs. and two years for plot size above 4000 sq.mtrs. 6. The allottee has to submit performance guarantee valid for more than three months period of PIS given by him and value of performance guarantee will be 10% of the prevailing price of the plot. 7. Transfer and/or Change In Constitution of the unit would not be

शुद्धि पत्र

मद संख्या-106/10 के प्रस्ताव में बिन्दु संख्या-2 (Surrender-पृष्ठ-48) Proposed change in policy के बिन्दु-(b) को निम्नानुसार पढा जाये।

“(b) In case, where the legal documents have been executed and possession of the industrial premises has been taken over, then the 20% of total premium (excluding interest against the premium) would be forfeited along with due lease rent till the date of dispossession of the Industrial premises. However, the total forfeited amount would not exceed the total deposited amount. This policy will be applicable on all Industrial schemes w.e.f. the date of Board Approval.”

<p>8. If there is any court case pending before any court, it has to be withdrawn by the allottee. All legal expenses would be borne by the allottee.</p> <p>9. In case allotment has been cancelled due to commercial activities the restoration of the plot shall only be considered on submission of affidavit for not carrying out the commercial activities in future and on inspection of the site about closing the commercial activities.</p> <p>10. In case of restoration in prepossession cases, the allottee shall be required to get the unit functional as per terms of the Lease Deed. In such cases they will have to comply with the clauses as stated above.</p>	<p>allowed outside the blood relations, till the unit is declared functional by the GNIDA through a written communication.</p> <p>8. If there is any court case pending before any court, it has to be withdrawn by the allottee. All legal expenses would be borne by the allottee.</p> <p>9. In case allotment has been cancelled due to commercial activities the restoration of the plot shall only be considered on submission of affidavit for not carrying out the commercial activities in future and on inspection of the site about closing the commercial activities.</p> <p>10. In case of restoration in prepossession cases, the allottee shall be required to get the unit functional as per terms of the Lease Deed. In such cases they will have to comply with the clauses as stated above.</p>
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UNSUCCESSFUL

Sr. No.	Existing Policy-2013 1	Proposed Changes in Policy-2013 2
1	The registration money of the unsuccessful applicants will be returned within 1 year without interest after rejection of application. If, for some reason, the authority fails to refund the deposited amount within 1 year from the date of rejection, the money shall be paid to the applicant with 4% simple interest for the delayed period after 1 year.	The registration money of the unsuccessful applicants will be returned within 90 days without interest after rejection of application. If, for some reason, the authority fails to refund the deposited amount within 90 days from the date of rejection, the money shall be paid to the applicant with 4% simple interest for the delayed period after 90 days.

4. VIOLATION

Sr. No.	Existing Policy-2013 1	Proposed Changes in Policy-2013 2
1	Any violation of terms(s) and condition(s) of allotment/ Lease Deed/ Transfer deed shall invite cancellation/ revocation of allotment / Lease Deed/ Transfer deed to be preceded by dispossession of Industrial Premises. The amount deposited would be forfeited / refunded as per rules prevailing at that time. At present 1% (One percent) of the premium of the plot is forfeited alongwith deposits	Any violation of terms(s) and condition(s) of allotment/ Lease Deed/ Transfer deed shall invite cancellation/ revocation of allotment / Lease Deed/ Transfer deed to be preceded by dispossession of Industrial Premises. The amount deposited would be forfeited / refunded as per rules prevailing at that time. 20% (Twenty per cent) of the premium of the

made under the revenue heads(s) (excluding the interest deposited against premium) and the due lease rent till the date of dispossession of Industrial premises. However, the total forfeited amount would not exceed the total deposited amount.	plot is forfeited alongwith deposits made under the revenue heads(s) (excluding the interest deposited against premium) and the due lease rent till the date of dispossession of Industrial premises. However, the total forfeited amount would not exceed the total deposited amount.
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5. LEASE DEED EXECUTION AND POSSESSION

Sr. No.	Existing Policy-2013 1	Proposed Changes in Policy-2013 2
1	<p>1.The allottee would be required to execute lease deed and get the same registered within 60 days from the date of the issuance of the checklist. In case the allottee fails to get the lease deed registered within 60 days from the date of issuance of the checklist, in exceptional circumstances, time extension may be granted on payment of penalty @2.5% of the premium of the plot + Rs. 20/- Sq. mtr. Per year computed on day to day basis.</p> <p>2. Allottee is required to take physical possession of the industrial property within 15 days from the date of the execution of legal documents. If the allottee fails to take the possession within stipulated time, the possession of the industrial property will be given subsequently but would be deemed to be in possession of the lessee with the effect from the due date of possession i.e. 15 days from the date of registration of lease deed, or date of deposit of penalty whichever is later.</p> <p>3. In case the allottee fails to take physical possession of the property after execution of lease deed, he will pay penalty @ Rs.50/- per day for the delayed period.</p>	<p>1.The allottee would be required to execute lease deed and get the same registered within 60 days from the date of the issuance of the checklist. In case the allottee fails to get the lease deed registered within 60 days from the date of issuance of the checklist, in exceptional circumstances, time extension may be granted on payment of penalty @2.5% of the premium of the plot + Rs. 100/- Sq. mtr. Per year computed on day to day basis.</p> <p>2.Allottee is required to take physical possession of the industrial property within 15 days from the date of the execution of legal documents. If the allottee fails to take the possession within stipulated time, the possession of the industrial property will be given subsequently but would be deemed to be in possession of the lessee with the effect from the due date of possession i.e. 15 days from the date of registration of lease deed, or date of deposit of penalty whichever is later.</p> <p>3. In case the allottee fails to take physical possession of the property after execution of lease deed, he will pay penalty @ Rs. 50/- per day for the delayed period.</p> <p>4. The maximum period for the execution of lease deed with penalty will be 5 years from the date of issuance of checklist. After 5 years the plot will be automatically cancelled.</p>

Extension of the time period for implementing the project

Sr. No.	Existing Policy-2013 1	Proposed Changes in Policy-2013 2																														
	<p>Three years from the date of execution of lease deed/possession will be allowed to get unit constructed/functional without any penalty. There after, time extension charges will be payable to get the unit constructed/functional as following.</p> <table border="1" data-bbox="239 638 726 963"> <thead> <tr> <th>Time extension</th> <th>Rs. Per Sq. Mtr.</th> </tr> </thead> <tbody> <tr> <td>For 1st Year ext.</td> <td>50</td> </tr> <tr> <td>For 2nd Year ext.</td> <td>100</td> </tr> <tr> <td>For 3rd Year ext.</td> <td>100</td> </tr> <tr> <td>For 4th Year ext.</td> <td>100</td> </tr> <tr> <td>For 5th Year ext.</td> <td>100</td> </tr> <tr> <td>For 6th Year ext.</td> <td>100</td> </tr> <tr> <td>For 7th Year ext.</td> <td>100</td> </tr> <tr> <td>For 8th Year ext.</td> <td>150</td> </tr> </tbody> </table> <p>The time extension will be applicable with effect from 11 Jan. 2013 and the cases earlier to this date will be dealt as per previous industrial policy and procedure for industrial property management 2009.</p>	Time extension	Rs. Per Sq. Mtr.	For 1st Year ext.	50	For 2 nd Year ext.	100	For 3 rd Year ext.	100	For 4 th Year ext.	100	For 5 th Year ext.	100	For 6 th Year ext.	100	For 7 th Year ext.	100	For 8 th Year ext.	150	<p>Eighteen months from the date of execution of lease deed/possession will be allowed to get unit constructed/functional without any penalty. There after, time extension charges will be payable to get the unit constructed/functional as following.</p> <table border="1" data-bbox="798 638 1276 851"> <thead> <tr> <th>Time extension</th> <th>Rs. Per Sq. Mtr.</th> </tr> </thead> <tbody> <tr> <td>For 1st Year ext.</td> <td>100</td> </tr> <tr> <td>For 2nd Year ext.</td> <td>150</td> </tr> <tr> <td>For 3rd Year ext.</td> <td>200</td> </tr> <tr> <td>For 4th Year ext.</td> <td>250</td> </tr> <tr> <td>For 5th Year ext.</td> <td>300</td> </tr> </tbody> </table> <p>After five year the plot will be automatically cancelled.</p> <p>The time extension policy will be applicable w.e.f. 01 Oct. 2016 and the cases earlier to this date will be dealt as per previous industrial policy and procedure for industrial property management 2009.</p>	Time extension	Rs. Per Sq. Mtr.	For 1st Year ext.	100	For 2 nd Year ext.	150	For 3 rd Year ext.	200	For 4 th Year ext.	250	For 5 th Year ext.	300
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उक्त प्रस्ताव संचालक मण्डल के समक्ष अनुमोदनार्थ प्रस्तुत है ।

ग्रेटर नौएडा क्षेत्र में स्थापित औद्योगिक इकाइयों का संक्षिप्त विवरण

ग्रेटर नौएडा आद्यौगिक विकास प्राधिकरण की स्थापना वर्ष 1991 में हुयी थी तब से आज तक प्राधिकरण क्षेत्र में विभिन्न औद्योगिक इकाइयों हेतु 2419 औद्योगिक भूखण्ड आवंटित किये गये हैं।

उपरोक्त आवंटित इकाइयों में लगभग 1183 इकाइयां वर्तमान में उत्पादन कर रही हैं। जिसके फलस्वरूप लाखों कुशल एवं अकुशल कामगारो को रोजगार प्राप्त हुआ है एवं प्रदेश को राजस्व की प्राप्ति हो रही है। इकाइयों द्वारा लगभग 31 हजार करोड का निवेश हुआ है। प्राधिकरण क्षेत्रान्तर्गत वर्तमान में निम्नलिखित राष्ट्रीय एवं अंतरराष्ट्रीय औद्योगिक इकाइयों उत्पादन में हैं, जिनका विवरण निम्नानुसार है:-

स्थापित बडी इकाइयां:-

Sr. No.	Name	Product
1	Honda Cars India Ltd.	Car
2	NTPC Ltd.	
3	Bharat petroleum Corp. Ltd.	
4	New Holland Tractors India Pvt. Ltd.	
5	L.G. Electronics India Pvt. Ltd.	
6	Vectra Advanced Engg. Pvt. Ltd.	
7	Moser Baer India Ltd.	
8	Mirza International Ltd	
9	Dharampal Satyapal Ltd.	
10	Delphi Authomotive Systems Pvt. Ltd.	
11	Honda Siel Power Products Ltd	
12	Central warehouse Corporation	
13	Amrapali Infrastructure Pvt. Ltd.	
14	The Hindustan Times Ltd.	
15	Sheela Foam Pvt. Ltd.	
16	Global Autotech Pvt. Ltd.	
17	SunStar Precision Force Ltd.	
18	Bayer Material Science Pvt Ltd.	
19	D S Spiceco Pvt Ltd.	
20	Supertech Precast Technologies Pvt Ltd.	
21	Graziano Transmission India Ltd.	
22	Pushp Sons Industry Ltd.	
23	Videocon D1H Ltd	
24	Priya Gold	
25	Pepsi	
26	Anmol Bakers Pvt. Ltd.	

उक्त के अतिरिक्त विगत दो वर्षों में विभिन्न औद्योगिक सेक्टरों में स्थापित होने वाली निम्न इकाइयों को लगभग 350 एकड़ भूमि आवंटित की गयी है जिसका विवरण निम्नानुसार है:-

Sr. No.	Name of Industry	Allotted Area (In Acre)	Allotted Area (In Hect.)	Investment (In Crore)
1	Intex Technologies India Ltd.	19	7.69	7000
2	M/s. Haldiram	55	22.2	100
3	Surya Fresh Food	10	4.04	55.50
4	DS Group	25	10.12	387.29
5	Oppo & Teema	210	85.02	2000+2000
6	MSME	15	6.07	150

1. M/s. Intex Technologies India Ltd. - एक अन्तराष्ट्रीय मोबाईल कम्पनी है जिसे 19 एकड़ भूमि मोबाईल मैनुफैक्चरिंग इकाई की स्थापना हेतु सैक्टर- इकोटैक-6 में आवंटित की गयी है। जिसमें लगभग 150 करोड़ का निवेश प्रस्तावित है तथा आगामी 06 माह में इकाई उत्पादन प्रारम्भ कर देगी जिसके फलस्वरूप लगभग 3 हजार कुशल व अकुशल कामगारों को रोजगार उपलब्ध होगा तथा प्रदेश को राजस्व की प्राप्ति होगी।
2. M/s. Haldiram- को food Processing Unit के लिये 55 एकड़ भूमि सैक्टर-इकोटैक-11 में आवंटित है। इकाई द्वारा लगभग 100 करोड़ धनराशि का निवेश किया जा रहा है जिसके फलस्वरूप हजारों कुशल व अकुशल कामगारों को रोजगार उपलब्ध होगा तथा प्रदेश को राजस्व की प्राप्ति होगी।
3. M/s. Surya Fresh Food- को food Processing Unit के लिये 10 एकड़ भूमि सैक्टर-इकोटैक-8 में आवंटित है। इकाई द्वारा लगभग 55.50 करोड़ धनराशि का निवेश किया जा रहा है जिसके फलस्वरूप लगभग 200 कुशल व अकुशल कामगारों को रोजगार उपलब्ध होगा तथा प्रदेश को राजस्व की प्राप्ति होगी।
4. M/s. DS Group- को प्राधिकरण द्वारा अलग-अलग 05 यूनिट सैक्टर-इकोटैक-8 में आवंटित किये गये हैं। जिनका विवरण निम्नानुसार है:-

Sr. No.	Name of Industry	Allotted Area (In Acre)	Manufacturing
1	M/s. Dharmapal Premchand Ltd.	10	Snacks Food
2	M/s. Dharmapal Satyapal Ltd.	10	Perfumery & Research Center
3	M/s. Primera Infra Greens Ltd.	05	Confectionary Items
4	M/s. D.S. Spices Pvt. Ltd.	18.5	Mouth Freshner
5	M/s. Abiba	05	Confectionary Items

5. OPPO & TEEMA (Tiwari Electricals & Electronics Manufacturing Association) के सहयोग से Electronics Manufacturing Cluster की स्थापना के लिये 210 एकड़ भूमि सैक्टर-इकोटैक-6 एवं इकोटैक-7 में आवंटित की गई है। जिसमें लगभग अन्तराष्ट्रीय स्तर की 8 इकाइयाँ स्थापित होनी प्रस्तावित हैं जिससे लगभग चार हजार करोड़ का निवेश होगा तथा इससे लाखों स्थानीय कुशल/अकुशल कारीगरों की रोजगार प्राप्त होगी।
6. M/s. Ministry of Micro Small & Medium Enterprises (Govt. of India)
भारत सरकार के सूक्ष्म लघु और मध्यम उद्यम मंत्रालय विभाग द्वारा 15 एकड़ में अन्तराष्ट्रीय स्तर के टूल रूम प्रशिक्षित संस्थान की स्थापना की जा रही है, जिसकी स्थापना से 150 करोड़ का निवेश होगा। जिससे हजारों कामगारों को प्रशिक्षण दिया जायेगा, जिसके फलस्वरूप स्थानीय इकाइयों को प्रशिक्षित कामगार प्राप्त हो सकेंगे एवं उत्पाद की गुणवत्त अच्छी होगी।
7. M/s. Vivo Company द्वारा मोबाईल मैन्यूफैक्चरिंग की इकाई किराये के भवन टैकजोन-4 क्षेत्र में स्थापित की गई है, जिसमें लगभग 100 करोड़ का निवेश किया गया है जिसके फलस्वरूप लगभग 4000 हजार कुशल/अकुशल कामगारों की रोजगार प्राप्त होगी।