



Greater Noida Industrial Development Authority
Plot No. 1, Knowledge Park IV, Greater Noida, Uttar Pradesh 201310

**SCHEME FOR
BUILDERS PLOT FOR DEVELOPMENT OF PMAY UNITS IN GREATER
NOIDA**

(SCHEME CODE: *BRS-2021/22*)





Yogi Adityanath
Chief Minister
U.P.



Greater Noida Industrial Development Authority



Satish Mahana
Minister of Industrial
Development, U.P.

invites

online applications for the allotment of

BUILDER PLOTS

in Greater Noida for the “Pradhan Mantri Awas Yojana”



DETAILS OF THE PLOTS

Sector	Plot No.	Area (In Sq.Mtrs.)
Omicron 1A	GH-01 3.5 FAR	20,350
Sector 2	IN-01 (Informal Sector) 2 FAR	53,071

- Greater Noida announces e-Auction for the allotment of Builders Plots for the Pradhan Mantri Awas Yoajna, as per terms and conditions prescribed in the on-line brochure.
- **How to participate/other details:** Interested parties will need to signup and obtain user ID and password on the portal <https://etender.sbi> as well as deposit Documents, Processing Fee (Participation Fee) & EMD separately through online payment as per date mentioned in the online brochure.
- The brochure containing details of plots, procedure, terms and conditions of e-Auction is available on our website www.greaternoidaauthority.in and the web portal <https://etender.sbi>

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 the e-bidding process for any reasons thereof.

Plots clear from all encumbrances	Lease plans are ready	Possession within 30 days	Allotment will be made on “as-is-where-is-basis”
Document Download Start 25.10.2021 3.00 PM	Document Download End 15.11.2021 5.00 PM	Last date of Registration, EMD, Processing Fee Deposit 15.11.2021 5.00 PM	Last date of Final Submission of Documents 18.11.2021 5.00 PM
			e-Auction Start-End-Date 29.11.2021 10 AM to 1 PM

For Corrigendum/addendum, please refer to website www.greaternoidaauthority.in



Greater Noida Industrial Development Authority

Plot No. 01, Knowledge Park-04, Greater Noida 201308, Distt. Gautam Budh Nagar., U.P.
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Data sheet

#	Head	Details		
1.	Date of issue of the scheme brochure	As mentioned in the portal		
2.	Date of closure of the scheme/last date of submission of application form	As mentioned in the portal		
3.	Contact person, designation and contact details (address and phone nos.) in the Authority office	Builder Department Greater Noida Industrial Development Authority Plot No: 01, Knowledge Park IV, Greater Noida Uttar Pradesh 201310 Email: Phone No: +91-120 2336030 Website: www.greaternoidaauthority.in		
4.	Allotment method for the scheme	e-Auction		
5.	Availability of scheme brochure (GNIDA)	Can be downloaded from the Authority's website www.greaternoidaauthority.in https://etender.sbi		
6.	Processing Fee	For plots up to 5000 Sqm	For plots more 5000 Sqm but up to 10000 Sqm	For plots more 10,000 Sqm
		INR 1.15 Lakhs (inclusive of GST)	INR 2.15 lakhs (inclusive of GST)	INR 4.15 lakhs (inclusive of GST)
7.	Earnest Money Deposit/ Registration Money	For plots up to 5,000 Sqm	For plots more 5000 Sqm but up to 10,000 Sqm	For plots more than 10,000 Sqm
		INR 1 Crore	INR 2 Crore	INR 3 Crore
8.	Allotment Money	100 percent (Option 1) / 50 percent (Option 2) of total Premium/cost of the plot after adjusting Earnest Money/ Registration Money shall be deposited by the successful bidder within 90 days (Option 1) / 60 days (Option 2) of the date of issuance of Allotment Letter without interest. In case, the due Allotment Money, as mentioned above, is not deposited within the stipulated period, the allotment of the plot shall be cancelled, and money deposited as Earnest Money/ Registration Money shall be forfeited.		
9.	Payment options	Option 1: 100% within 90 days form the issue of Allotment letter Option 2: 50% within 60 days from the issue of Allotment letter and balance amount i.e. 50% of the total premium of the plot in 4 years in 8 equal installments. The applicable interest rate for instalments shall be as per prevailing interest rates of GNIDA (8.5% p.a. as of 1st of July 2021). This rate will change as per interest rate revision by GNIDA.		
10.	Mortgage permission fee	As per the prevailing policy of the Authority, if at all, at the time of submission of Permission to Mortgage request letter by the Allottee and		

#	Head	Details
		after payment of the prescribed Fees/charges.
11.	Transfer	Transfer of plot may be allowed by the GNIDA if at all as per the prevailing policy of the Authority at the time of submission of transfer request letter (through ERP system or via email "authority@gnida.in") or via GNIDA's ERP system by the Allottee after the following: <ul style="list-style-type: none"> i) payment of prescribed fees/charges, ii) clearance of all up to date dues, and iii) overdue installment towards premium of land.
12.	Period of lease	The allotment of plot will be made on leasehold basis for a period of 90 years from the date of execution of Lease Deed.
13.	Location charges	As per Clause No. 4.4
14.	Permissible development activity	As per the Master Plan of Greater Noida and PMAY Policy (Annexure No. 1)
15.	Norms of development	As per Clause No. 2.2
16.	Reserve Price	As per Sector Wise Rate List Section VII: Annexure, Land Rates 2021-2022. Prevailing policy of the Authority (Prevailing office order: 44034/GN/Finance/2020-21 Dated: 13/07/2021)
17.	Rate of annual Lease Rent	1% of the total premium of the plot shall be increased automatically by 50% every ten years.
18.	Construction Period	As per clause No. 2.1.
19.	Amalgamation or Sub- division	No amalgamation or sub-division shall be allowed on the allotted plots. The Allottee shall be solely responsible for the development/construction of all proposed activities as approved by the Authority.
20.	Consortium	Allowed

1 Section I: Instructions to the Applicants

1.1 Definitions:

- i. "Authority" means the Greater Noida Industrial Development Authority
- ii. "Authorised Bank" implies the bank that has been identified by the Authority
- iii. "Allotment letter" is the letter issued by the Authority to the Allottee confirming the allotment under a particular scheme for which application was submitted
- iv. "Allotment money" is the amount as prescribed in the scheme e-brochure and is expected to be deposited by the Allottee within the given time period
- v. "Allottee" is the person whose bid for allotment has been approved by the competent officer
- vi. "Allotment committee" is a committee constituted at the Authority for scrutiny of the applications received for allotment under the advertised scheme.
- vii. "Applicant/Bidder" is the person/entity who has submitted bid in response to this scheme.
- viii. "Building Byelaws/Regulations" as notified by the Authority for development of land and construction of buildings
- ix. "Contract" means the Contract signed by the Parties and all the attached documents which includes General Conditions (GC), the Special Conditions (SC), and the Appendices
- x. "Consortium" refers to the group of entities (not exceeding 5) jointly submitting the tender/proposal as a Tenderer. Each of the members of the Consortium shall individually be referred to as "Consortium Member".
- xi. "Day" means calendar day
- xii. "Occupancy certificate" refers to the certificate issued by the concerned department in Authority to declare the unit as fit for occupancy post completion
- xiii. "Government" means the Government of Uttar Pradesh
- xiv. "Net worth" from Financial Statement, where Net worth shall be calculated as below:
 - a. In case of a Company: Net Worth is the Paid-up share capital (excluding share application money) plus Reserves and surpluses (excluding revaluation reserve) less Preliminary and pre-operative expenditure; less Miscellaneous expenditure to the extent not written off; less accumulated losses; less intangible assets. (Figures are to be taken from the last audited balance sheet of the Company)
 - b. In case of a Partnership firm/ LLP Firm: Contribution by each partner taken together in the capital of the firm shall be considered as Net Worth of the firm excluding intangible assets, if any.
 - c. In case of an Individual: Net Worth statement (relating to application made by proprietorship firm) certified by the applicant's statutory auditors/ Chartered Accountant along with certified true copies of income tax / wealth tax returns with all its enclosures as submitted to Income Tax Authority, should be submitted.
- xv. "Lease Rent" is the amount paid by the Lessee to the Lessor as rental against the property allocated to the Lessee
- xvi. "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.
- xvii. "Lessee" is the person/entity who holds the lease of a property or tenant
- xviii. "Lessor" refers to a person/entity who leases or rents a property to another; the owner which in this case is GNIDA.
- xix. "Transfer Deed" refers to the Document (instrument) by which a property (herein land) is conveyed from its owner (in this case GNIDA) to its tenant.
- xx. "Occupancy certificate" refers to the certificate issued by the Authority on completion of the building construction as per provisions of Building Regulations
- xxi. "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.
- xxii. "Mutation letter" is the letter issued by competent Authority for change of name on a property

- xxiii. “Reserve Price” is the minimum price as determined by the Authority for this scheme/property and would act as the base price at which the bidding starts.
- xxiv. “Total Premium of the plot” is the total amount payable to the Authority calculated as the quoted bid 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).
- xxv. “Authorized Signatory” Officer or representative vested (explicitly, implicitly, or through conduct) with the powers to commit the authorizing organization to a binding agreement.
- xxvi. “P.T.M.” Permission to Mortgage.
- xxvii. “First Phase of Project” means construction of minimum permissible FAR as per minimum FAR for applying completion as defined in Building Bylaws on last date of Proposal/Bid Submission.
- xxviii. “Final Phase of Project” means construction of total sanctioned FAR.

1.2 Eligibility Criteria

- 1.2.1 Private developer means any person, legal person, consortium, registered trust, company, industrial entity registered society, co-operative housing society or association, body of individuals whether incorporated or not, who is agreeable to purchase land for any development.
- 1.2.2 Depending upon the area of the project, the minimum average net worth, in real estate, in the last three (03) financial years of the developer should be as follows-

Area of the Project	Minimum Average Net worth in the last three financial years
Till 3 Ha	Rs. 2.00 Crore
More than 3 Ha to 5 Ha	Rs. 5.00 Crore
More than 5 Ha to 10 Ha	Rs. 10.00 Crore
More than 10 Ha	Rs 1.00 Crore per hectare or part thereof

- 1.2.1 Bidder(s)/Applicant(s)/Consortium Partner(s) which are defaulters or as part of the defaulters’ lists as per record of GNIDA on the last date of Bid / Proposal Submission are not eligible to participate and their Bids shall be automatically disqualified.
- 1.2.2 In the event of the private developer forming a consortium for the implementation of the scheme, it will be mandatory for all the participating members of the Consortium to execute the MOU on the prescribed form as attached in Annexure-1, which should be registered with the sub-registrar's office of the district concerned.
- 1.2.3 The developer should not be forbidden or blacklisted by any department or government agency of the central or state government. In this regard, affidavit (as attached in Annexure-1) of the said intention will have to be submitted by the developer.
- 1.2.4 The developer has not been convicted of any crime by any court under the applicable legal provisions.
- 1.2.5 In case where the plot is greater than or equal to 10,000 Sqm, the Bidder may form a consortium as per the following conditions:
 - i. Members of Consortium will have to specify one Lead Member who alone shall be authorized to correspond with the Greater Noida Authority. Lead Member should be the single largest shareholder having equity stake of at least 30%.
 - ii. Each member of the consortium will have equity stake of at least 5%.
 - iii. The group of entities jointly submitting the Bid as a Consortium shall not exceed 5 (five).

- iv. The Lead Member and the Consortium Members should jointly qualify the minimum financial requirement of net worth, solvency and turnover in proportion to their percentage shareholding in the consortium created and shall be calculated as illustrated in the following example:
- a. In case of a consortium with the following shareholding:
 - Lead Member = 51% Share
 - Consortium Member = 20% Share
 - Consortium Member = 20% Share
 - Consortium Member = 9% Share
 - b. In this case, the Net Worth/ Solvency/ Turnover for the consortium shall be sum of Eligible Net Worth/ Solvency/Turnover in proportion to their percentage shareholding in the consortium. The Eligible Net Worth/ Solvency/ Turnover for the individual Consortium Members shall be calculated as follows:
 - Eligible Net Worth/Solvency/Turnover for a Consortium Member = Shareholding Percentage x Net worth of Consortium Member
 - c. For example, if the Total Net Worth of Consortium members is as follows:
 - Lead Member = 50 Crore
 - Consortium Member = 20 Crore
 - Consortium Member = 20 Crore
 - Consortium Member = 20 Crore
 - d. The Eligible Net Worth shall be as follows:
 - Lead Member = 51% x 50 Crore = 25.5 Crore
 - Consortium Member = 20% x 20 Crore = 4 Crore
 - Consortium Member = 20% x 20 Crore = 4 Crore
 - Consortium Member = 20% x 9 Crore = 1.8 Crore

In this case, the Total Eligible Net Worth of Consortium shall be: 25.5 + 4 + 4 + 1.8= 35.3 Crore

v. Special Purpose Company (SPC)

- a. In case a plot is allotted to a Consortium, they have to form a Special Purpose Company (SPC) that will subsequently carryout all its responsibilities as the Allottee. The SPC must be necessarily be Firm/Company registered in India with the appropriate Statuary Authority. The shareholding and Lead Member of the SPC shall be same as the MOA/MOU signed between all Consortium Members. Lease deed shall be made in favor of the Special Purpose Company (SPC).
- b. All SPC Members/Shareholders shall be jointly and severally responsible for the successful implementation of the Project.
- c. Members/Shareholders of the SPC shall have to maintain 100% shareholding/ownership till Completion Certificate for the entire project has been obtained from GNIDA/Lessor.
- d. Lead Member should remain the single largest shareholder with at least 26% shareholding till Completion Certificate for the entire project has been obtained from GNIDA/Lessor. All other Members shall have minimum 5% shareholding till Completion Certificate for the entire project has been obtained from GNIDA/Lessor.
- e. Minimum total Net Worth as per the Financial Eligibility Criteria is to be maintained by the SPC Members/Shareholders till the issuance of Completion Certificate for all phases by GNIDA. For example, in case there is a proposed change in shareholding/ownership from one SPC Member to another SPC Member, then the total eligible Net Worth in proportion to the proposed revised shareholding distribution shall be re-calculated as per clause no. 1.2.5. iv. And only if the revised eligible Net Worth is more than the required Net Worth as per Financial Eligibility, then the proposed change in shareholding/ownership is permitted.

1.3 How to Apply

- 1.3.1 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 GNIDA will not be responsible for any payment after that and Bid will not be considered.
- 1.3.2 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 any reasons thereof. 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.
- 1.3.3 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.
- 1.3.4 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.
- 1.3.5 Authority reserves the right to accept or reject any or all the bids or cancel/postpone the e-auction without assigning any reason.
- 1.3.6 Bidding will not be permissible below the reserve price/allotment rate of the plot.
- 1.3.7 The bid submitted shall be with an incremental value of 1(one) percent of the Reserve Price of the plot rounded to closest figure in thousands.
- 1.3.8 If the bidding continues till the last 5 minutes of the scheduled/extended closing time of auction, in such case, the bidding time shall be automatically extended for further 15 minutes from the last Bid.
- 1.3.9 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:
- | | |
|---|---|
| B. Net Banking | : For document download fee, processing fee and EMD |
| C. NEFT | : For document download fee, processing fee and EMD |
| D. RTGS | : For EMD |
| E. Branch Option (SBI Cheque) at SBI branch | : For document download fee, processing fee and EMD |
- 1.3.10 Incomplete bid documents will not be considered.
- 1.3.11 The Bidder/Applicant cannot withdraw the offer/ bid once made.
- 1.3.12 The qualification Bids shall be opened by the Committee constituted for this Purpose by GNIDA.

- 1.3.13 After verification of related documents upload by the highest Bidder/Applicant, allotment letter to the successful highest Bidder/Applicant will be issued by GNIDA within 30 days of the closure of auction.
- 1.3.14 Portal for e-auction <https://etender.sbi> can also be accessed through a link at GNIDA website www.greaternoidaauthority.in
- 1.3.15 Customer Care for technical support on registration, deposit of fees, e-auction etc.
Phone: 079 68136880/881/837/842 or 022-22811110
Email: etender.support@sbi.co.in
- 1.3.16 For further inquiries contact: Office of the Desk Officer Builder Department, Plot No. 1, KP IV, Greater Noida, Uttar Pradesh 201301 between 10.00 AM to 02.00 PM.
- 1.3.17 The GNIDA may, without assigning any reason, add one or more plots in the scheme and/or withdraw any one or all the plots from the scheme at any stage.
- 1.3.18 The GNIDA may accept or reject any offer, including the highest bid or cancel the scheme, and its decision in this behalf shall be final and binding on the Bidders/Applicants.
- 1.3.19 There will be no correspondence on issues/grounds raised in Disqualified Bids.

1.4 Language and currency

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

1.5 Applicant's responsibility

- 1.5.1 It is deemed that before submitting the application, the Applicant has made complete and careful examination of the following:
- i. The eligibility criteria and other information/requirements, as set forth in the Brochure
 - ii. All other matters that may affect the Applicant's performance under the terms of this scheme including all risks, costs, liabilities and contingencies.
- 1.5.2 GNIDA shall not be liable for any mistake or error or neglect by the Applicant.
- 1.5.3 The plot(s) are being allotted on 'As is where it is basis'. It is the responsibility of Applicant do all due diligence about the location and situation of plot including personal visit to the plot(s). GNIDA will not be responsible in any manner on this account.

1.6 Documents required with Application

- 1.6.1 Following documents duly signed by the applicant and certified by Chartered Accountant, should be enclosed with the application form for registration:
- A. In case of Company (Private & Public):**
- i. Certified true copy of Certificate of Incorporation/Certificate of Commencement of Business.
 - ii. Application Form as per Annexure No. 4.1.
 - iii. Certified true copy of Memorandum & Articles of Association
 - iv. List of Directors certified by a Chartered Accountant
 - v. List of Shareholders certified by the statutory auditors/Chartered Accountant. In case the numbers are large, list should contain details of major shareholding i.e. of promoters, institutions, corporates.
 - vi. Board resolution authorizing the applicant (Authorized Signatory – company secretary or M.D. of the company) to sign on behalf of the company for making this application.

- vii. Net Worth Statement certified by the statutory auditors/Chartered Account of the Company as on end of previous financial year (31.3.2020 or 31.3.2021).
- viii. Audited Annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets in accordance with Annexure No. 4.2.
- ix. Solvency Certificate not more than 6 months old from a nationalized/ scheduled bank in accordance with Annexure No. 4.4.
- x. Affidavit stating that the Bidder(s)/Applicant(s)/Consortium Partner(s) are not part of defaulters' lists as per record of GNIDA on the last date of Bid / Proposal Submission in accordance with Annexure No. 4.6

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

- i. Attested copy of the Partnership Deed in case of Partnership firm.
- ii. Attested Copy of the certificate issued by Registrar of Firm.
- iii. Application Form as per Annexure No. 4.1.
- iv. Board resolution authorizing the applicant to sign on behalf of the Partnership/ Limited Liability Partnership (LLP) for making this application.
- v. Net Worth Statement certified by the statutory auditors/Chartered Account of the Partnership firm as on end of previous financial year (31.3.2020 or 31.3.2021).
- vi. Audited Annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets in accordance with Annexure No. 4.2.
- vii. Solvency Certificate not more than 6 months old from a nationalized/ scheduled bank in accordance with Annexure No. 4.4.
- viii. Affidavit stating that the Bidder(s)/Applicant(s)/Consortium Partner(s) are not part of defaulters' lists as per record of GNIDA on the last date of Bid / Proposal Submission in accordance with Annexure No. 4.6

C. In case of Proprietorship:

- i. Application Form as per Annexure No. 4.
- ii. Net Worth Statement certified by the statutory auditors/ Chartered Account of the Proprietorship concern as on end of previous financial year (31.3.2020 or 31.3.2021).
- iii. Audited Annual Financial reports for the last three (3) year certified by the CA as per the last published balance sheets in accordance with Annexure No. 4.2.
- iv. Solvency Certificate not more than 6 months old from a nationalized/ scheduled bank in accordance with Annexure No. 4.4.
- v. Affidavit stating that the Bidder(s)/Applicant(s)/Consortium Partner(s) are not part of defaulters' lists as per record of GNIDA on the last date of Bid / Proposal Submission in accordance with Annexure No. 4.6

1.7 Extension of time limit for deposit of Allotment money

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

1.8 Payment options & schedule

- 1.8.1 **Option 1:** Applicant/Allottee has option to make full and final payment of the total premium of the plot (including Earnest Money / Registration Money) within 90 days from the issue of Allotment letter. In such case, 5% rebate will be given on the total premium of the plot, excluding Registration Money/Earnest Money Deposit. The 90 days will include the date of issue of Allotment letter.

1.8.2 **Option 2:** Applicant/Allottee has option to pay 50% of the total premium of the plot (including Earnest Money / Registration Money) within 60 days from the issue of Allotment letter and also give Bank Guarantee of Balance 50% amount of total premium of the plot within 60 days from the issue of Allotment letter. Balance amount 50% of the total premium of the plot has to be paid by in 4 years in 8 half-yearly instalments. The rate of interest on instalments shall be as per the prevailing interest rates of GNIDA, from time to time (current interest rate is 8.5% p.a. as of 1st of July 2021). This rate will change as per interest rate revision by GNIDA.

1.8.3 Other conditions:

- i. The Bidder/Applicant has to give his option for the payment plan along with the Bid as per Annexure No. 4.1.
- ii. Payments can be made with online through Authority's website @ www.greaternoidaauthority.com. Authority is in the process and may soon implement end-to-end ERP system for all processes. Hence, in future only online payments will be accepted. The Allottee will have to abide by all such decisions of the GNIDA.
- iii. The Allottee shall be liable to pay stamp duty (Stamp duty calculation should also be verified from the concerned sub registrar, Gautam Budh Nagar) for execution of the Lease Deed in treasury of district Gautam Budh Nagar and should produce a certificate to the affect in relevant department at GNIDA within 180 days from the issue of allotment letter.
- iv. The Allottee / Lessee alone shall be liable for any shortfall or consequence for insufficient stamping of the Lease Deed.
- v. After depositing the installment with the designated scheduled bank, the Allottee shall intimate the same to GNIDA through a written intimation along with the copy of challan of amount deposited or through an email.
- vi. In case of default in payment, a penal interest of 3% p.a. in addition to the prevailing interest rate of GNIDA, from time to time (3% + 8.5% p.a. as of 1st of July 2021 = 11.5% p.a.) compounded every half yearly for the entire default period. This rate will change as per interest rate revision by GNIDA
- vii. 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 in Clause 1.9.4(vi).
- viii. The payment made by the Allottee/Lessee will first be adjusted towards the penal interest & interest due, if any, and there after the balance will be adjusted towards the outstanding Lease Rent, if any, and then towards premium due.
- ix. The Allottee/Lessee shall not claim/entitled for any benefit/ relaxation on the ground that the contiguous land has not been made available/handed over. In such an event, the due date of payment of installment shall not be changed in any case and Allottee/Lessee shall have to pay due installment along with interest on due date.
- x. In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land as per prevailing policy of GNIDA on the rate as applicable on the date of allotment of additional land. The rate calculated by GNIDA will be final and binding on the Allottee.
- xi. In case of any increase in the rate of land acquisition/land purchase cost/ex-gratia/No-litigation incentive to the farmers by order of the Court, by the Authority or by the State Government or by way of any settlement, the Allottee/Lessee shall be bound to pay such the additional amount proportionately as the cost of the land and all the terms and conditions prevalent at the time of allotment shall be applicable.

- xii. Applicable interest rate shall be as per Office Order, Reference No. 43476/GN/Office Order/ 2021-22 dated 09/07/2021. This rate will change as per interest rate revision by GNIDA from time to time.

1.9 Unsuccessful applicants

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

2 Section II: Instructions to the Applicants

2.1 Implementation & Extension:

- 2.1.1 Development Norms shall be as per the prevailing Building Regulations/ Byelaws of GNIDA on the last day of Proposal/Bid submission. In case of discrepancy between Building Byelaws/Regulations and development norms as mentioned in this Scheme document, then Building Byelaws/regulations shall prevail (*Building Byelaws/Regulations as existing on the last date of Bid Submission of GNIDA shall prevail*). It is made clear that in case there is any upward revision of FAR in the building byelaws/regulations after the allotment is made then the same shall not be available to the Allottee / Lessee except, inter-alia on payment of charges, if at all under the prevailing policy of Authority.
- 2.1.2 Provision for minimum LIG & EWS housing in the project shall be as per the prevailing policy of GNIDA and Government of Uttar Pradesh.
- 2.1.3 The Allottee/Lessee will commence the construction after taking over physical possession of the plot as per duly approved building plan and inform in writing to GNIDA about timely completion of the approved project.
- 2.1.4 The Allottee/Lessee will adhere to the schedule of construction and completion of the project as per the PMAY policy and applicable guidelines of GNIDA. However, the Allottee shall first take completion of PMAY units before application of other built-up area (*flats or commercial built-up areas*), as follows:

#	Completion of PMAY units	Proportionate built-up area allowed for completion of Commercial	Proportionate built-up area allowed for Non-PMAY residential units
1	25% units	20% (2% of total built-up area)	20%
2	50% units	40% (4% of total built-up area)	40%
3	75% units	60% (6% of total built-up area)	60%
4	100% units	80% (8% of total built-up area)	80%
5	Approval from DM that all PMAY units have been handed over	100% (10% of total built-up area)	100%

For example: Once the Allottee takes completion of 25% PMAY units, then only the Allottee would be allowed to take completion of:

- 20% proportionate total area reserved for Commercial use (*20% of total 10% FAR i.e. 2% of total built-up area*) and;
- 20% proportionate total area reserved for non-PMAY residential units.

- 2.1.5 The Allottee/Lessee is required to Detailed Project Report within 1 month from the date of possession.

2.1.6 The Allottee/Lessee shall be required to complete the construction of minimum of the total F.A.R. (As defined in the Building Byelaws) of the allotted plot as per approved layout plan and get completion certificate of the first phase accordingly issued from the building cell of the Authority within a period of three (3) years from the date of execution of lease deed. Time limit for obtaining Completion Certificate for Final Phase of the project shall be 5 years from the date of execution of Lease Deed (Final Phase shall mean construction of total Sanctioned FAR).

2.1.7 For PMAY Units, the following shall be applicable:

- Up to 4 floors – Completion within 24 months
- Above 4 floors – Completion within 30 months

2.1.8 Extension for Completion:

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

#		Time extension charges for First Phase
1	For fourth year the penalty shall be	1% of the total original Premium per year
2	For fifth year the penalty shall be	Additional 1% of the total original Premium per year

Note: Maximum time for completion for complete project (*Final Phase*) given to Allottee shall be five (5) years. After this period, the allotment would automatically stand cancelled in reference to the GO number: 1117 (2)/LXXIX-V-1-2020-2(ka)-17-2020.

The time extension charges for First Phase shall be calculated only on the equivalent area as per minimum FAR, for applying completion, as defined in Building Byelaws on last date of Proposal/Bid Submission.

All permission of extension and penalties will be calculated from the date of execution of Lease Deed.

For EWS units: It will be mandatory to start the implementation of the plan by the developer from the date of registration in RERA. For the construction of EWS category buildings with four floors have to be completed within 24 months and in case of more than 4 floors, the project has to be completed within 30 months. In case of delay for the said work within the stipulated period, the developer will have to pay the penalty as mentioned in Annexure No. 1 (PMAY Policy). The completion of the development and construction work will be in accordance with the building byelaws, in order to obtain the completion certificate.

2.1.9 The Allottee / lessee expressly agrees that no layout and / or building plan shall be approved and communicated unless all outstanding towards premium, lease rent etc. as on the date of submission of application and up to the date of approval have been duly paid to the Authority. Likewise, no Completion Certificate or Occupancy Certificate shall be issued by the Authority until all outstanding towards premium lease rent etc. have been duly paid to the Authority.

- 2.1.10 The Allottee / lessee shall not put any of its Allottee of flat space into possession for any reasons whatsoever whether for fitment etc prior to issue of Completion Certificate / Occupancy Certificate AND without clearing all dues.
- 2.1.11 The Allottee / lessee shall not be entitled to seek change / alteration under approved layout plans except in line with applicable bye-laws and all applicable statutory provisions like RERA etc.

2.2 Development Norms:

- 2.2.1 The total number of residential units in this scheme must be a minimum of 250, with a minimum of 35% EWS units (minimum 100 EWS units per hectare, if the area is less or more than 1 Ha, then the units will change accordingly). The minimum carpet area of EWS housing units will be 22.77 sqm and maximum carpet area can be 30 sqm. A typical layout plan has been attached in Annexure-1 Different layout plans can also be implemented under the said carpet area. The specifications have also been attached in Annexure-1.
- 2.2.2 Guidelines issued by the Government of India from time to time in this regard will be followed. Under the scheme, housing units, commercial, institutional, recreational and other community facilities of other income groups can be employed.
- 2.2.3 Under the scheme, provision of parks and open spaces, planning of internal roads and provision of community facilities services and utilities, parking and other requirements will be made according to the effective (as amended from time to time) building byelaws.
- 2.2.4 Maximum basic FAR shall be as per FAR allowed in Building Byelaws/regulations (*Informal plot: 2 FAR, Builder's Plot: 3.5 FAR*) and maximum density of 600 dwelling units per hectare will be permissible under this scheme. A maximum area of 10% of the total FAR will be allowed for commercial use.
- 2.2.5 The maximum ground coverage for the scheme will be in accordance with the provisions of the building byelaws. The FAR will be applicable on the entire area of scheme. There will be no restriction on the height of the building, but the maximum height of the building will be controlled by other statutory provisions.

2.3 Permissible Norms

- 2.3.1 All the infrastructural services within the plot area only shall have to be provided by the Allottee.
- 2.3.2 All clearances/approvals must be obtained by the Allottee from the respective competent statutory authorities prior to the commencement of the construction work.
- 2.3.3 Provisions related to the fire safety shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory Authority(ies).
- 2.3.4 The Area/ Dimensions of the site are subject to any change/modification as per the actual measurements at the site.
- 2.3.5 All other provisions shall be in accordance with the Building Regulations and directions of Greater Noida Authority on the last day of Bid Submission.
- 2.3.6 For Informal Plots (*FAR 2*), all guidelines specific to informal development as mentioned in Building Byelaws and Master Plan etc. documents shall be applicable.
- 2.3.7 Provision for minimum LIG & EWS housing in the project shall as per PMAY Policy and guidelines of Government of Uttar Pradesh.

3 Section III: Pradhan Mantri Awas Yojna (PMAY)

3.1 Project Brief

- 3.1.1 The Pradhan Mantri Awas Yojna- Housing for All (Urban) was launched on 17.06.2015 by the Government of India. This mission will provide central assistance for housing to the beneficiaries of all eligible families in the urban area by 2022. The beneficiaries, under this mission, shall include financially weaker sections (EWS) and low-income group (LIG) families.
- 3.1.2 The Government of India, under the 'Affordable Housing in Partnership' component of this mission, has allocated a grant of Rs.1.50 lakh for the EWS by the Central Government, while a grant of Rs.1.00 lakh by the State Government. In this way, a total assistance of Rs. 2.50 lakh will be available for each EWS unit.
- 3.1.3 According to the PMAY- Affordable Housing in Partnership guidelines, in order to be eligible for a central grant of Rs 1.50 lakh, it is mandatory to have a minimum of 250 dwelling units in the project and a minimum of 35% of the total units for the EWS category.
- 3.1.4 For more information, refer the policy attached as Annexure 1.

3.2 Scope of the Scheme

- 3.2.1 The scheme can be implemented only in the notified industrial development areas under the Uttar Pradesh Industrial Area Development Act, 1976. The land must be allocated and auctioned for PMAY or informal housing only for which the role of regulatory agency will be played by the concerned Industrial Development Agency.

3.3 Selection Procedure

- 3.3.1 On ensuring that appropriate beneficiaries are available for the scheme by the authorities, the identified plots will be settled through auction under normal auction conditions. The conditions of the auction will also include the conditions laid down for the implementation of PMAY.
- 3.3.2 In case of allotment of the plots by the Authority, the Detailed Project Report (refer Annexure-1) of the scheme will have to be submitted under the provisions of Clause-3.5 within a minimum period of one month. After final approval of the project, the project will have to be registered in UP-RERA as per rules.

3.4 Permissible Incentives

- 3.4.1 The developer will be provided with a grant of Rs 2.50 lakh per EWS housing unit and the remaining amount of the development value will be provided by the beneficiaries.
- 3.4.2 If any exemption in the taxes of any kind is provided by the Central Government to private developers under this scheme, the State Government will have no objection. Although, it will be mandatory for the developers to follow the guidelines of the Central Government.

3.5 Approvals

- 3.5.1 The DPR will include layout plans, circulation plans and road cross-sections, infrastructure and services and proposals for water supply, drainage, sewerage, power supply, rainwater harvesting, waste disposal, landscape plan and other public facilities specifications and plans. DPR will also include provisions related to green building and environmental protection. The content of DPR and the details to be included in it will be as per the CEO's checklist. (refer to Annexure-1).
- 3.5.2 If certain deficits / objections are found by the committee in the DPR presented, then the developer will be given 7 working days for resolving it accordingly. Opportunities will be given twice for redressal of deficits / objections. The DPR will be cancelled for the third time if the same deficits / objections are found. The time taken by the developer to submit the revised DPR will not be counted. The DPR will be approved by the CEO upon its recommendation by the said committee post-examination. Development and construction will also be allowed along with approval of the DPR.
- 3.5.3 Proceedings for approval of DPR are to be completed within a timeframe of maximum of 30 working days. In the event of not completing the said action in 30 working days, DPR will be deemed to be automatically approved.
- 3.5.4 For the timely and quality completion of the development and construction of the project as per the approved DPR, a 'Development Agreement' will be executed by the developer with the authority, as per the norms.
- 3.5.5 On completion of the construction of the proposed buildings up to the plinth level, digital photographs along with the location the GPS coordinates, date and time stamp, will have to be submitted to the Authority. Along with which, an affidavit, specifying that the construction is in accordance with the photographs. In case it is found that the work done, by the developer, is not in accordance with the approved layout plans or the setbacks have been changed, then the developer will have neither have any objection to the sealing of any such construction by the authority, nor, will the developer claim any compensation for the same.
- 3.5.6 On receipt of photographs by the developer, notice will be given to the developer immediately if any deviation / error is found by the in-charge engineer, within 3 days of the on-spot inspection. In addition, the engineer in-charge will present his / her report to the CEO. The deviation / error at the site corresponding to the report will be inspected at the spot by the CEO himself. In case the deviation is found, the construction will be sealed. This action will be ensured in a maximum of 15 days.

3.6 Responsibilities of the Developer

- 3.6.1 EWS units will be constructed by the developer and transferred to the registered beneficiaries identified by the Authority. After approval of the project, submitted by the developer, by the Authority only Rs 5000/- registration amount will be given by the beneficiary to the developer through the Authority. The remaining amount will be obtained from the beneficiaries by the authority in 4 quarterly instalments and made available to the developer every quarter.
- 3.6.2 Units apart from EWS (PMAY) units will be sold by the developer.
- 3.6.3 The legalities and norms for the no-objection certificate and the environmental clearance will be as per the OBPAS system and Nivesh Mitra.
- 3.6.4 All internal development works of the scheme will be implemented by the developer at their own cost.

- 3.6.5 Sub-leasing by the developer of the plot or any part thereof will not be allowed without taking the completion certificate of the relevant phase of the scheme. In case of violation, all the incentives paid to the developer will be withdrawn and action will be taken under RERA by the Authority.
- 3.6.6 At the time of acceptance of DPR, the developer will submit an affidavit to the Authority on Rs.100 stamp paper stating that the EWS units constructed under the scheme will be constructed and transferred to the beneficiaries as identified by the Authority, within the stipulated time.
- 3.6.7 Real Estate (Regulation and Development Act) 2016 and the rules made under it will be followed by the developer.
- 3.6.8 As per the standards for housing, common areas and facilities can be planned and RWAs can be appointed separately for the units of EWS category and units for the other income groups. This can be done for the proper maintenance of the common areas and facilities.

4 Section IV: General terms and conditions

4.1 ESCROW Account

- 4.1.1 The Allottee shall open a Tripartite ESCROW account between Authority, Allottee & Bank before sanctioning of Master Plan / Layout Plan for the project. This would be a mandatory condition for Master Plan / Layout Plan approval in addition to other applicable requirements. The conditions and details of the ESCROW account shall as per the prevailing policy of GNIDA, from time to time.
- 4.1.2 The Allottee has to open separate Escrow accounts for each sub-project, as per Allottees' marketing strategy for the entire project.
- 4.1.3 In case the Allottee provides incomplete/incorrect information for opening of Escrow Account a one-time penalty of INR 1,00,00,000/- will be charged for each time.

4.2 Execution of Lease Deed

- 4.2.1 The Allottee will be required to execute the Lease Deed of the plot within 30 days from the date of issue of check list which shall be issued soon after the acknowledgement of receipt of Allotment Letter and payment of the dues in accordance with the payment plan opted by the Allottee.
- 4.2.2 However, in exceptional circumstances, the extension of time for the execution of the Lease Deed and taking over possession may be permitted if at all as per the prevailing policy of the Authority at the time of submission of extension request letter by the Allottee and after payment of prescribed fees/charges. Maximum 3 months extension shall be given from the due date of execution of Lease Deed. In case of failure to do so, the allotment of plot shall be cancelled and 30% of the premium (Bid amount) of the plot & any charges, interest and any other penalties shall be forfeited. If deposited amount is less, then entire deposited amount shall be forfeited.
- 4.2.3 The current prevailing policy of the Authority of is as follows:

In case of delay in execution of lease deed by the Allottee, extension may be granted by the Chief Executive Officer, at his discretion or any other officer authorized by him subject to payment of penalty @ INR 10/- for 1000 Sq. Mrts. per day and annual lease rent (1% of the premium of the plot) per year computed on monthly basis.

Note: Extension of time and applicable penalties/fees/charges shall be calculated from due date of execution of lease deed.

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

4.3 Lease Rent

- 4.3.1 In addition to the total premium of plot, the lessee shall have to pay yearly Lease Rent in the manner given below.
- i. The Lease Rent will be 1% of the premium of the plot per year for the first 10 year from the date of execution of the Lease Deed.

- ii. After every ten years from the date of execution of the Lease Deed, the Lease Rent shall be automatically increased @50% and the rate will be applicable for the next ten years and this process of enhancement will continue for future. No separate notice shall be given in this regard.
- iii. The Lease Rent shall be payable in advance every year. First such payment shall fall due on the date of execution of Lease Deed and thereafter, every year, on or before the last date of previous financial year.
- iv. In case of failure to deposit the due Lease Rent by the due date, penal interest of 3% p.a. in addition to the prevailing interest rate of GNIDA, from time to time (current rate shall be 3% + 8.5% p.a. as of 1st of July 2021 = 11.5% p.a.) compounded every half yearly for the entire default period, on the defaulted amount shall be payable. This rate will change as per interest rate revision by GNIDA
- v. The Allottee/ Lessee has the option to pay Lease Rent equivalent to 11 years Lease Rent (i.e. 11 years @1% = 11% of the total premium of the plot) as One Time Lease Rent unless the Authority decided to withdraw this facility. On payment of one-time Lease Rent, no further annual Lease Rent would be required to be paid for the balance lease period, this option may be exercised at any time during the lease period, provided the Allottee has no outstanding lease rent arrears. It is made clear that Lease Rent already paid and / or outstanding will not be eligible for adjustment in the amount payable towards One Time Lease Rent.

4.4 Location charges

- 4.4.1 If the plot is situated within 1 Km of Metro Corridor, then premium of the plot finalized post e-auction shall be enhanced by 10% and lease rent & penalties and other charges etc. shall be calculated based on this enhanced premium. For example, in case the premium after e-auction of a specific plot is decided at INR 36,000/- per sqm post e-auction and this plot is situated within 1km of Metro Corridor, then the Premium of the plot shall be enhanced by 10% i.e. INR 3,600/- per sqm and the applicable Premium of the plot shall become INR 39,600/- per SQM for all further calculations (Lease rent, penalties, charges etc.).

4.5 Possession of the plot

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

4.6 Variation in actual area of allotted plot

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

4.7 As is where basis/ Lease period

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

4.8 Surrender

- 4.8.1 Surrender may be allowed by GNIDA if at all as per prevailing policy of the Authority at the time of submission of surrender request letter by the Allottee. The current prevailing policy for reference of the Applicant is as follows:
- 4.8.2 The Allottee can surrender the allotment with an online application within 30 days from the date of allotment. In such case, Earnest Money deposited will be forfeited in total and the balance, if any, deposited against the premium of plot, will be refunded without interest.
- 4.8.3 In case the allotment is surrendered after 30 days from the date of allotment but before the execution of Lease Deed, the total deposited amount or 15% of total premium after e-auction, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- 4.8.4 In case the allotment is surrendered within one year of Lease Deed execution, the total deposited amount or 20% of total premium after e-auction, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- 4.8.5 In case the allotment is surrendered after one year of Lease Deed execution, the total deposited amount or 25% of total premium after e-auction, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- 4.8.6 The date of surrender in the above case shall be the date on which the application for surrender is received online via email “authority@gnida.in”. No subsequent claim on the basis of any postal certificate etc. will be entertained. The Allottee has to execute surrender deed, if Lease Deed/Transfer Deed has been executed then all the original legal documents are to be surrendered unconditionally to GNIDA.

4.9 Change in Constitution (CIC)

- 4.9.1 Change in Constitution may be allowed by the Lessor/GNIDA if at all as per the prevailing policy of the Lessor/GNIDA as prevailing on the date of submission of CIC request letter by the Lessee and upon payment of prescribed fees / charges and compliance of all required formalities.
- 4.9.2 In case of Change in Constitution of the Lessee/Allottee or the Consortium or any of the consortium member, the Lessee/Allottee must submit the application to the Authority within 45 days of implementation of the change. In case the Lessee/Allottee fails to submit the application within 45 days, Lessee shall be subjected to penalties as per the prevailing policy.
- 4.9.3 Members of the Consortium shall have to maintain 100% shareholding/ownership till Completion Certificate for the entire project has been obtained from GNIDA/Lessor.

4.10 Change in Shareholding (CIS)

- 4.10.1 Change in Shareholding may be allowed by the Lessor/GNIDA if at all as per the prevailing policy of the Authority at the time of submission of CIS request letter by the Lessee/Allottee and after payment of the prescribed Fees/charges.
- 4.10.2 In case of Change in Shareholding of the Lessee/Allottee or the Consortium or any of the consortium member, the Lessee/Allottee must submit the application to the Authority within 45 days of implementation of the change. In case the Lessee/Allottee fails to submit the application within 45 days, Lessee shall be subjected to penalties as per the prevailing policy.
- 4.10.3 Members of the Consortium shall have to maintain 100% shareholding/ownership till Completion Certificate for the entire project has been obtained from GNIDA/Lessor.

4.11 Transfer of Plot

- 4.11.1 No transfer of Allotment / leased plot / Lease Deed can take place except with prior written permission of Lessor/GNIDA.
- 4.11.2 Transfer of plot may be allowed by the GNIDA if at all as per the prevailing policy of the Authority at the time of submission of transfer request letter (through ERP system or via email "authority@gnida.in") by the Allottee and after the following:
- i. payment of prescribed fees/charges,
 - ii. clearance of all up to date dues, and
 - iii. overdue installment towards premium of land.
- 4.11.3 The Allottee / lessee expressly agrees that in the event any application for transfer is made and the Authority grants permission therefor, then the same by itself shall not result in any extension of time for completion of the project. The approved transferee shall have to complete the project within the time prescribed by the Lease Deed.
- 4.11.4 No Transfer shall be allowed till Completion Certificate for the entire project has been obtained from GNIDA/Lessor.

4.12 Role of GNIDA as per IBC 2016

- 4.12.1 Under the provisions of IBC (Insolvency and Bankruptcy Code) 2016, GNIDA will be treated a Secure Financial Creditor and this lease deed shall be a Financial / Capital Lease Deed.
- 4.12.2 Under the circumstances, where the Lessee/Allottee is declared Bankrupt and the liquidation process through CIRP (Corporate Insolvency Resolution Process) begins, Lessor will be treated as Secure Financial Creditor and the dues (including penalties) of the Lessee/Allottee shall be recovered through this procedure, treating Lessor/GNIDA as a Secure Financial Creditor.
- 4.12.3 All amounts that are payable by the Lessee/Allottee to the Lessor/GNIDA under the Lease Deed, whether towards the outstanding premium after e-auction 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.

- 4.12.4 The Lessee/Allottee expressly agrees that till such time all dues payable to the Lessor/GNIDA under these presents, whether on account of unpaid premium or lease rent or any other account are duly paid and so acknowledged by the Lessor/GNIDA, the leased premises shall remain a valuable security in the hands of the Lessor/GNIDA so as to secure due payment under Lease Deed. The premium and lease rent and all other amounts payable under this lease is deferred payment with interest and constitute time value of money within the meaning of IBC, 2016. The Lessee/Allottee agrees that possession of lease land is given, which premium and lease rent remain pending, therefore, every amount outstanding and or raised by the Lessee/Allottee from its allottees shall be deemed to be an amount having the same effect as that for commercial borrowing etc. within the meaning of IBC.
- 4.12.5 The Lessor/GNIDA shall always have first charge over the leased premise in contrast to every financial institution or Bank from whom the Lessee/Allottee may borrow funds for completion of the project on the leased premise or any allottee of the Lessee/Allottee.
- 4.12.6 The lessee shall be bound to disclose to Allottees/buyers, prior to confirmation of allotment of any flat space to be constructed or already constructed, about the outstanding towards the Lessor/GNIDA and that such outstanding constitute a priority compared to the allottees in the construction or to be constructed flat space.

4.13 Maintenance

- 4.13.1 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.
- 4.13.2 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 Sub-Lessee. 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.
- 4.13.3 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).
- 4.13.4 The Allottee/Lessee/Sub-Lessee(s) shall abide by all the regulations, bye-laws, directions and guidelines of Greater Noida industrial Development Authority framed/issued under the U.P. Industrial Area Development Act 1976 and Rules made therein, and any other Act and Rules, from time to time.
- 4.13.5 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.

4.14 Permission to Mortgage

- 4.14.1 Permission to mortgage may be allowed by the Lessor if at all 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/ Gnida on the date permission is granted.

- 4.14.2 In the event any Permission to mortgage is issued by the lessor, then this Lessor shall always hold the first charge and will remain Secured Financial Creditor as per definitions of IBC (Insolvency and Bankruptcy Code), 2016 in contrast of the Bank / Financial Institution or Allottee of flat/built-up space.

4.15 Issue of Mutation Letter

- 4.15.1 Application for approval can be submitted by the Transferee at the concerned department along with the following documents:
- i. A certified copy of the Transfer Deed duly executed by the Transferor.
 - ii. Copy of original challan against payment of transfer charges in one of the Authorized Bank shall be required.

4.16 Misuse, Additions, Alterations, etc.

- 4.16.1 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.
- 4.16.2 The Lessee/Sub-Lessee will not make any alteration or additions to the said building on the demised premises, erect or permit to erect any new building on the demised premises without the prior written permission of the Lessor and in case of any deviation from such terms of plan he/she shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviations as aforesaid.
- 4.16.3 If the Lessee/Sub-Lessee fails to correct such deviations within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of the Lessee/Sub-Lessee who shall bound agrees to reimburse by paying to the Lessor such amounts as may be determined and demanded by GNIDA in this regard.

4.17 Indemnity

- 4.17.1 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 Authority and its officers and employees against all disputes arising out of
- i. The non-completion of work
 - ii. The quality and validity of development, construction, operations and maintenance
 - iii. Any dispute or claim whatsoever arising out of any accident during construction or during maintenance or working / functioning or inhabitation of the constructed building to any guest or sub-lessee.
 - iv. Any dispute or claim arising out of any allegation of infringement of any Intellectual Property Rights etc. in the designing etc. of the building to be constructed by the lessee.
 - v. Any legal dispute arising out of allotment, lease and/or sub-lease to the final purchaser

4.18 Liability to Pay Taxes

- 4.18.1 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.

4.19 Overriding Power over Dormant Properties

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

4.20 Consequences of mis-representation

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

4.21 Cancellation of Lease Deed

- 4.21.1 Cancellation of Lease Deed shall be as per the prevailing policy of the Authority. The current prevailing policy for reference of the Applicant is as follows:
- 4.21.2 In addition to the other specific clauses relating to cancellation/determination, GNIDA will be free to exercise its right of cancellation/ termination of the allotment/ the lease of plot in case of the following-
- i. Allotment having been obtained through misrepresentation, by suppression of material facts, false statement and/or fraud
 - ii. Any violation of the directions issued or of the rules and regulations framed by GNIDA or by any other statutory body.
 - iii. In case of default on the part of the Applicant/Allottee/Sub-Lessess(s) or any breach/violation of the terms and conditions of the Scheme Document, allotment, lease and/or non-deposit of the allotment amount, installments or any other dues or not completing the construction or making it functional within prescribed time
- 4.21.3 If the allotment is cancelled on the grounds mentioned in Clause 4.21.2 (i) above, the entire amount deposited by the Bidder/ Applicant/ Allottee/ Lessee/ Sub-Lessee(s) till the date of cancellation/determination, shall be forfeited by GNIDA and no claim, whatsoever, shall be entertained in this regard.
- 4.21.4 If the allotment is cancelled on the grounds mentioned in Clause 4.21.2 (ii) or Clause (iii) above, 30% of the total premium of plot or total premium deposited (whichever is less) shall be forfeited in favour of GNIDA. Balance amount, if any, after forfeiting the amount as indicated above, will be refunded without interest and no separate notice shall be given in this regard. Deposited lease rent (yearly/One-time) will not be refunded.

- 4.21.5 After forfeiture of the amount as stated above, possession of the plot will be resumed by GNIDA, along with the structure thereupon, if any, and the Bidder/ Applicant/ Allottee/ Lessee/ Sub-Lessee will have no right to claim any compensation thereon.

4.22 Restoration

- 4.22.1 GNIDA can exercise cancellation of plots for breach of Terms and Conditions of Allotment letter /Lease Deed/Transfer Deed. However, CEO or Authorised Officer of GNIDA can restore the plots if at all as per the prevailing policy of the Authority as the time of submission of request letter after payment of applicable fees and charges. The prevailing policy for reference of the Applicant is as follows:
- i. The application of restoration of plots shall be made within 60 days from the date of cancellation.
 - ii. The decision about the restoration application of the plots shall be taken within a period of 6 months after the date of cancellation.
 - iii. The Allottee shall have to pay restoration charges @10% of the total premium of the plot at prevailing rate (on date of restoration application).
 - iv. The Allottee will have to make up to date payment of all dues, penalties & interest etc. as applicable.
 - v. The Allottee has to pay time extension charges as per terms of allotment / lease.
 - vi. The Allottee has to submit Performance Bank Guarantee (PBG) of timeline given in Schedule, which shall be valid for a duration of 3 months more than the Project Implementation Schedule and the value of PBG will be 10% of the prevailing price of the plots.
 - vii. All legal expenses shall be borne by the Allottee.
 - viii. The cancelled plot is not already allotted to another developer.
 - ix. In case allotment has been cancelled due to illegal/unauthorized/non-permissible activities the restoration of the plots shall only be considered on submission of affidavit undertaking for non-carrying out the illegal/unauthorized/non-permissible activities in future and closure/removal of illegal/unauthorized/non-permissible activities.
 - x. In case of restoration in prepossession cases, the Allottee shall be required to get the occupancy/completion certificate as per terms of the Lease Deed. In such case, they will have to comply with the clause as stated above.

4.23 Duty of Lessee to act, provide information etc.

- 4.23.1 The Lessee/Allottee agrees that it shall provide quarterly statement regarding the construction / to be constructed, allotment of flat/built-up space, together with the name of such allottee, flat no. and the terms of every such allotment of constructed flat space to the Lessor.
- 4.23.2 The Lessee/Allottee shall execute a Tripartite Sub Lease Deed of the superstructure and proportionate undivided interest in the land in favour of its allottee. The consideration therefor shall be receivable solely by the Lessee. The format of Tripartite instrument shall have to be got approved in writing from the Lessor.
- 4.23.3 In the event, there are outstanding payable to Lessor/GNIDA, then after receipt of 50% of consideration from the allottee of flat/built-up space, the Lessee and its allottee of flat space shall have to deposit the balance 50% consideration in an Escrow account so as to safeguard the interest of the Lessor and the buyer of flat/built-up space.

- 4.23.4 To ensure that the terms of this Brochure & Lease Deed and the sanctioned plans are always disclosed to its proposed allottees of flat/built-up space against written acknowledgement. The same shall also form part of terms of allotment of flat/built-up space. The flat/built-up space buyers shall have to acknowledge that they have read and understood the contents of the Lease Deed and agree to abide by the same.

4.24 Other Clauses

- 4.24.1 The Authority reserves the right to make any amendments, additions, deletions and alterations in the terms and conditions of allotment, lease, Building Regulations as it finds expedient and such amendments, addition, deletion and alterations shall be binding on the Allottee.
- 4.24.2 If due to unavoidable circumstances/force majeure, the Authority is unable to allot the plot, the earnest money deposited by applicant would be refunded. However, in case the period of deposit exceeds one year then the amount shall be refunded along with simple interest @ 4% per Annum.
- 4.24.3 In case of any dispute in the interpretation of any word or terms and conditions of the allotment / Lease, the decision of the CEO of GNIDA shall be final and binding on the Allottee / Lessee and his / her / their successor.
- 4.24.4 In case there is any change of reserve price of allotment from any order of honorable High Court/Supreme Court or Government/Board of Uttar Pradesh, the Allottee/ Lessee and his / her / their successor shall be responsible to bear the additional cost. The decision shall be final and binding on the Allottee/ Lessee and his / her / their successor.
- 4.24.5 GNIDA will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
- 4.24.6 The Lessee and his / her / their successors shall abide by the provisions of the U.P. Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) and such rules, regulations or directions as are issued there under from time to time.
- 4.24.7 Any dispute between the Lessor and Lessee / Sub-Lessee shall be subject to the territorial jurisdiction of Civil Courts at Gautam Budh Nagar or the High Court at Allahabad (Prayagraj).
- 4.24.8 The allotment will be accepted by the Allottee on "As is where is basis". The Allottee is advised to visit the site before applying. No claim whatsoever shall be entertained by the Authority in regard to the situation, location of physical status of the demised plot.
- 4.24.9 Provisions related to the fire safety, environmental clearance, NGT directives shall be observed by the Allottee. Necessary approvals shall be obtained from the competent authority by the Allottee. Non-receipt or any delay as receipt of such approvals shall not be a ground to claim extension in time schedule of the implementation of project, either with or without charges.
- 4.24.10 In case an existing link road comes anywhere in the plot area, it shall be managed by the Allottee /Lessee till an alternate arrangement is made by GNIDA.
- 4.24.11 All arrears towards premium, lease rent or any other dues payable to the Authority shall constitute a charge (within the meaning of the T.P. Act) on the leased plot and dues shall be recovered as arrears of land revenue.
- 4.24.12 The Lessee/ sub-Lessee(s) shall not be allowed to assign or change his role, otherwise the Lease may be cancelled, and entire money deposited shall be forfeited.

- 4.24.13 GNIDA in larger public interest has the right to take back the possession of the land/ building by making payment at the prevailing rate after giving the Allottee/Lessee an opportunity of being heard. However, the decision of the CEO of GNIDA shall be final and binding on the Allottee/Lessee, its sub-allottees / lessees.
- 4.24.14 The Allottee / Lessee shall have to make sufficient provision of parking in the plot itself. Parking on the road will not be permitted. Any breach in this regard shall constitute breach of the terms of the Lease Deed.
- 4.24.15 The Lessee / its allottee / sub Lessee shall follow all the rules and regulations of RERA and the Rules, Regulations and Directions of Building Bye Laws of the Lessor.
- 4.24.16 All other conditions of the Scheme Brochure shall be applicable to the Allottee, Lessee & sub-lessee.
- 4.24.17 The Allottee/Lessee shall follow all the rules, regulation and guidelines w.r.t. Solid Waste Management.
- 4.24.18 Total Reserve Premium shall as per the prevailing policy of the Authority (Prevailing office order: **44034/GN/Finance/2020-21 Dated: 13/07/2021**), shall be charged from Allottee in cases where applicable.
- 4.24.19 All other conditions of the Scheme Brochure shall be applicable to the Allottee, Lessee & sub-lessee.
- 4.24.20 In case of any differences or inconsistency between conditions as occurring in this Lease Deed and Scheme Brochure, then the conditions of the Lease Deed shall override and shall be binding on the Lessees, its Allottees / Sub-lessees.
- 4.24.21 All other conditions of attached PMAY Policy (*Ref no. 207/77-4/21-122N17 Dated 11th January 2021*) shall be applicable. Where the provisions of Terms & Conditions mentioned in this scheme document are at variance with the provisions of the attached PMAY Policy, the Terms & Conditions of the attached PMAY Policy shall take precedence.
- 4.24.22 The Allottee (developer), shall be responsible for all co-ordination with Central & State Governments for all applicable approvals, grants, financial assistance & subsidies in reference to "*Pradhan Mantri Awas Yojna (PMAY) – Affordable Housing in Partnership Policy*".
- 4.24.23 Sweeteners, subsidies, and other incentives as part of the PMAY policy shall be only applicable on the said plot allotted to the Allottee (*Developer*).
- 4.24.24 For more information and reference of the Applicant, the entire PMAY Policy (Ref no. 207/77-4/21-122N17 Dated 11th January) is made part of the scheme document as an Annexure.

5 Forms

5.1 Form No. 1: Application Form

To

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

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

Self-attested
photograph of
authorized
signatory

Dear Sir / Madam,

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

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

We are enclosing herewith the following documents:

- a) Online payment receipt No. _____ dated _____ for Rs. _____ towards the Registration Money/ Earnest Money Deposit.
- b) Online payment receipt No. _____ dt. _____ for Rs. _____ towards non-refundable / non-adjustable processing fees.
- c) Board Resolution / Certificate of authorization in favour of Shri / Smt. _____
_____ S/o / D/o , W/o _____
_____ as (status) _____ which is on behalf of the applicant / Society / Trust / Company / Firm / Registered Partnership firm i.e. M/s _____ constituted under _____ Act of _____ Government of India / State Government i.e. _____.
- d) Terms and conditions of the above registration duly signed as a token of acceptance of the terms and conditions of the allotment of plot.
- e) The following documents duly signed by applicant and certified by C.A. are also enclosed.

#	Description	Enclosed "Yes" not Enclosed "No", Not Applicable "NA"	Referenc e (page no.).
1	Form No. 1 – Application Form		
2	Form No. 2 – Financial Statement of Turnover		
3	Form No. 3 – Financial statement of Net Worth		
4	Form No. 4 – Solvency Certificate		

5	Form No. 5 – Format for affidavit		
6	Form No. 6 - Format for Affidavit (Non-Defaulter Declaration)		
7	Certificate of incorporation/ registration, memorandum & article of association of the company of rules & regulations of society/trust/partnership deed/firm <i>(to be signed by applicant and certified by CA).</i>		
8	Audited balance sheet of 2017-18, 2018-19, 2019-20 & 2020-21 to be signed by applicant and certified by CA. In case of a Consortium, the above-mentioned balance sheet of each relevant member of the consortium shall be submitted.		
9	All other documents as per Clause No. 1.6 – List of documents		

f) Payment Option:

Date _____

Address of Applicant _____

Phone _____

Fax _____

Email _____

Signature of Authorized signatory

Stamp of Applicant with name & designation

5.2 Form No. 2: Financial Statement of Turnover

Name of Applicant -----

Sr. No.	Description	2017-18 (as per audited balance sheet)	2018-19 (as per audited balance sheet)	2019-20 (as per audited balance sheet)	2020-21 (as per audited balance sheet)
1.	Turnover of the Applicant/Consortium Lead Member & relevant members as per the last audited annual accounts.				

Signature of Authorised signatory

Stamp of applicant with name

And Status

Certificate of the Chartered Accountant/Statutory Auditor

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

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

Signature & Seal of Statutory

Auditors / Chartered Accountant

Membership No.

5.3 Form No. 3: Financial statement of Net Worth

Name of Applicant/Consortium Lead Member & relevant members -----

Sr. No.	Description	Amount in crore Rupees	Remarks
1.	Net worth as on 31.3.2020/ 31.3.2021 of the Applicant/Consortium Lead Member & relevant members as per audited annual accounts.		

Signature of Authorised signatory

Stamp of applicant with name

And Status

Certificate of the Chartered Accountant/Statutory Auditor

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

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

Signature & Seal of Statutory
 Auditors / Chartered Accountant
 Membership No.

5.4 Form No. 4: Solvency certificate

This is to certify that M/s _____ maintaining
Current Account / Saving Bank Account / FDR / Other Deposit Account Nos
_____ with us, having
liquidity of Rs. _____ as on _____.

Name of Officer with designation
(with rubber stamp)

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

5.5 Form No. 5: Format for affidavit

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

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

1. I, the undersigned, do hereby certify that all the statement made in our Application, including in various Annexures & Formats, are true and correct and nothing has been concealed.
2. The undersigned also hereby certifies that neither our Company/ _____ M/s

_____ nor any of its director/constituent partners have been debarred by Government of Uttar Pradesh or any other State Government or Government of India or their agencies for any work or for the submitting Application for any project.
3. The undersigned hereby authorize(s) and request(s) any bank, person, firm or corporation to furnish pertinent information deemed necessary and requested by GNIDA to verify this statement or regarding my (our) competence and general reputation.

Signature of Authorised signatory

Stamp of applicant with name

And Status/ designation

5.6 Form No. 6: Format for Affidavit (*Non-Defaulter Declaration*)

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

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

1. I, the undersigned, do hereby certify that our Company/_____ M/s

_____ nor any of its director/constituent partners are defaulter's or are part of defaulter's list of GNIDA (*For all land uses*) on the last date of Bid / Proposal Submission.

Signature of Authorised signatory

Stamp of applicant with name

And Status/ designation

6 Annexures

6.1 Land Rate (2021-2022)



ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या-01, सेक्टर- नॉलेज पार्क-4, ग्रेटर नौएडा सिटी, जिला-गौतमबुद्ध नगर (उ०प्र०)।
website: www.greaternoidaauthority.in email id: authority@gnida.in

पत्रांक :- 14034/ग्रे०नौ०/वित्त/2021-22

दिनांक: 13/07/2021

कार्यालय आदेश

प्राधिकरण क्षेत्र की वर्ष 2021-22 हेतु विभिन्न भू-उपयोगों की दरे निम्नवत् निर्धारित की गई

क/-

SALE PRICE OF VARIOUS LAND USES FOR YEAR 2021-22

1. Rates analysis of Residential Plots in Greater Noida Region:-

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, GAMMA 2, BETA 1, BETA 2, DELTA -1,2,3 & SWARN NAGRI (TAU)	33,330	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1, CHI 2, CHI 3, CHI 4, CHI 5, CHI-PHI EXT. P 1, P 2, P 3, P 4, P 5, P 6, P 7, P 8, PI 1, PI 2, PHI 1, PHI 2, PHI 3, PHI 4, PHI-CHI, SECTOR-36 (RHO-I) & SECTOR- 37 (RHO-02)	31,250	
C	ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1, SIGMA 2, SIGMA 3, SIGMA 4, PSI, SECTOR 2, SECTOR -3.	27,080	
D	R 4 (Recreation Green), R 6, SECTOR 1, SECTOR 4, SECTOR 5, SECTOR 6, SECTOR 10, SECTOR 11, SECTOR 12, SECTOR 16, SECTOR 16B, SECTOR 16C, SECTOR 17, SECTOR 17A, SECTOR 17B, SECTOR 20, SECTOR 27, Sector-Tech zone, SECTOR- W-5	24,060	

2. Builders

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, GAMMA 2, BETA 1, BETA 2, DELTA -1,2,3 & SWARN NAGRI (TAU)	34,370	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1, CHI 2, CHI 3, CHI 4, CHI 5, CHI-PHI EXT. P 1, P 2, P 3, P 4, P 5, P 6, P 7, P 8, PI 1, PI 2, PHI 1, PHI 2, PHI 3, PHI 4, PHI-CHI, SECTOR-36 (RHO-I), SECTOR- 37 (RHO-2), TECHZONE 4.	33,330	
C	ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1, SIGMA 2, SIGMA 3, SIGMA 4, PSI,	32,290	
D	R 4, R 6, SECTOR 1, SECTOR 2, SECTOR 3, SECTOR 4, SECTOR 5, SECTOR 6, SECTOR 10, SECTOR 11, SECTOR 12, SECTOR 16, SECTOR 16B, SECTOR 16C, SECTOR 17, SECTOR 17A, SECTOR 17B, SECTOR 20, SECTOR 27 & SECTOR- W-5	29,408	

3. Rates analysis of Commercial Plots FAR- 2 in Greater Noida Region:			
ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, GAMMA 2, BETA 1, BETA 2, DELTA-1,2,3 & SWARN NAGRI (TAU), SECTOR-27 (RECREATIONAL ENTERTAINMENT PARK)	46,190	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवदन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1,CHI 2,CHI 3,CHI 4, CHI 5, CHI-PHI EXT, P 1,P 2,P 3,P 4, P 5, P 6, P 7, P 8, PI 1,PI 2, PHI 1,PHI 2,PHI 3,PHI 4, PHI-CHI, KP-1, KP 2, SECTOR-36 (RHO-1), SECTOR-37 (RHO-2), ADJOINING TECHZONE-4, SPORTS CITY SCHEME-1	44,250	
C	ETA 1, ETA 2,OMICRON 1, THETA- I, II,OMICRON 1A,OMICRON 2,OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1,SIGMA 2,SIGMA 3,SIGMA 4, PSI, ECOTECH, 1(EXTENTION), ECOTECH 2, ECOTECH 12, TECHZONE-4, ECOTECH 11	44,250	
D	R 4, R 6, SECTOR 1,SECTOR 2,SECTOR 3,SECTOR 4,SECTOR 5,SECTOR 6,SECTOR 10,SECTOR 11,SECTOR 12,SECTOR 16,SECTOR 16B,SECTOR 16C,SECTOR 17,SECTOR 17A,SECTOR 17B,SECTOR 20,SECTOR 27, ECOTECH 13, ECOTECH 3, ECOTECH 3 (UK), ECOTECH 6, TOY City, BUS DEPO KASNA, SECTOR-W-5, SECTOR- 27 SPORTS CITY SCHEME-II	44,250	

4. Rates analysis of Commercial Plots FAR- 4 in Greater Noida Region:-			
ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, GAMMA 2, BETA 1, BETA 2, DELTA- 1,2,3 & SWARN NAGRI (TAU)	66,000	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवदन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1,CHI 2,CHI 3,CHI 4, CHI 5, CHI-PHI EXT, P 1,P 2,P 3,P 4, P 5, P 6, P 7, P 8, PI 1,PI 2, PHI 1,PHI 2,PHI 3,PHI 4, PHI-CHI, KP-1, KP 2, SECTOR-36 (RHO-1), SECTOR-37 (RHO-2)	64,000	
C	ETA 1, ETA 2,OMICRON 1,OMICRON 1A,OMICRON 2,OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1,SIGMA 2,SIGMA 3,SIGMA 4, PSI, ECOTECH, 1(EXTENTION), ECOTECH 2, ECOTECH 12, TECHZONE-4, ECOTECH 11	62,000	
D	R 4, R 6, SECTOR 1,SECTOR 2,SECTOR 3,SECTOR 4,SECTOR 5,SECTOR 6,SECTOR 10,SECTOR 11,SECTOR 12,SECTOR 16,SECTOR 16B,SECTOR 16C,SECTOR 17,SECTOR 17A,SECTOR 17B,SECTOR 20,SECTOR 27, ECOTECH 13, ECOTECH 3, ECOTECH 3 (UK), ECOTECH 6, TOY City, BUS DEPO KASNA, SECTOR-W-5, TECHZONE- VII	60,000	

5. (i) Rates analysis of Industrial Plots falling in the range of 0-4000 Sq. Mt.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ECOTECH-1/EXTN., ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 01 SECTOR- 40, 41, ECOTECH 12	20,830	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	ECOTECH 2, ECOTECH 4, ECOTECH 6	15,620	
C	MAHILA UDHYAMI PARK, TOY CITY & UDYOG VIHAR, UDYOG VIHAR EXTN SECTOR-16 (INDUSTRIAL)	13,540	
D	ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11, ECOTECH- 15,16,17,18,19,20,21,22,23	11,240	

5 (ii) Rates analysis of Industrial Plots falling in the range of 4000-8000 Sq. Mt.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ECOTECH-1/EXTN., ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 01 SECTOR- 40, 41, ECOTECH 12	18,750	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा
B	ECOTECH 2, ECOTECH 4, ECOTECH 6	14,060	
C	MAHILA UDHYAMI PARK, TOY CITY & UDYOG VIHAR, UDYOG VIHAR EXTN SECTOR-16 (INDUSTRIAL)	12,185	
D	ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11, ECOTECH- 15,16,17,18,19,20,21,22,23	9,685	

5 (iii) Rates analysis of Industrial Plots falling in the range of 8000-20000 Sq. Mt.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ECOTECH-1/EXTN., ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 01 SECTOR- 40, 41, ECOTECH 12	16,665	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	ECOTECH 2, ECOTECH 4, ECOTECH 6	12,500	
C	MAHILA UDHYAMI PARK, TOY CITY & UDYOG VIHAR, UDYOG VIHAR EXTN SECTOR-16 (INDUSTRIAL)	10,830	
D	ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11, ECOTECH- 15,16,17,18,19,20,21,22,23	8,125	

5 (iv) Rates analysis of Industrial Plots falling in the range of 20000-40000 Sq. Mt.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ECOTECH-1/EXTN., ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 01 SECTOR- 40, 41 , ECOTECH 12	15,625	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	ECOTECH 2, ECOTECH 4, ECOTECH 6	11,720	
C	MAHILA UDHYAMI PARK, TOY CITY & UDYOG VIHAR, UDYOG VIHAR EXTN. SECTOR-16 (INDUSTRIAL)	10,155	
D	ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11, ECOTECH-15,16,17,18,19,20,21,22,23.	6,560	

5 (v) Rates analysis of Industrial Plots falling in the range 40000-80000 Sq. Mt.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ECOTECH-1/EXTN., ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 01 SECTOR- 40, 41 , ECOTECH 12	14,580	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	ECOTECH 2, ECOTECH 4, ECOTECH 6	10,936	
C	MAHILA UDHYAMI PARK, TOY CITY & UDYOG VIHAR, UDYOG VIHAR EXTN. SECTOR-16 (INDUSTRIAL)	9,480	
D	ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11, ECOTECH-15,16,17,18,19,20,21,22,23.	5,310	

5(vi) Rates analysis of Industrial Plots falling in the range 80000 Sq. Mt. and above

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ECOTECH-1/EXTN., ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 01 SECTOR- 40, 41 , ECOTECH 12	12,500	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	ECOTECH 2, ECOTECH 4, ECOTECH 6	9,375	
C	MAHILA UDHYAMI PARK, TOY CITY & UDYOG VIHAR, UDYOG VIHAR EXTN. SECTOR-16 (INDUSTRIAL)	8,125	
D	ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11, ECOTECH-15,16,17,18,19,20,21,22,23.	4,065	

6 (i) Rates analysis of Institutional Plots falling in the range of 0-4000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, DELTA-1,2,3, GAMMA 2, BETA 1, BETA 2, SWARN NAGRI (TAU),KNOWLEDGE PARK-1 ,KNOWLEDGE PARK -2, KNOWLEDGE PARK -3 KNOWLEDGE PARK -4 & 5, TECHZONE- II & IV, Ecotech -1 Extn -1.	20,310	ग्रेटर नोएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1,CHI 2,CHI 3,CHI 4, CHI 5, CHI-PHI EXT, P 1,P 2,P 3,P 4, P 5, P 6, P 7, P 8, PI 1,PI 2, PHI 1,PHI 2,PHI 3,PHI 4, PHI-CHI,, ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, Sector-36 (RHO-I), Sector- 37 (RHO-II), OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1,SIGMA 2,SIGMA 3,SIGMA 4, PSI, SECTOR 2,SECTOR 3, TECHZONE, TECHZONE-VII	16,665	
C	R 4 (Recreation Green), R 6, SECTOR 1, SECTOR 4,SECTOR 5,SECTOR 6,SECTOR 10,SECTOR 11,SECTOR 12,SECTOR 16,SECTOR 16B,SECTOR 16C,SECTOR 17,SECTOR 17A,SECTOR 17B,SECTOR 20,SECTOR 27, Ecotech- 1,2,3,4 Extn. SECTOR- W-5, Institutional Green (Farm House).	15,630	

6 (ii) Rates analysis of Institutional Plots falling in the range of 4000-8000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, DELTA-1,2,3, GAMMA 2, BETA 1, BETA 2, SWARN NAGRI (TAU),KNOWLEDGE PARK-1 ,KNOWLEDGE PARK -2, KNOWLEDGE PARK -3 KNOWLEDGE PARK -4 & 5, TECHZONE- II & IV, Ecotech -1 Extn -1.	18,225	ग्रेटर नोएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1,CHI 2,CHI 3,CHI 4, CHI 5, CHI-PHI EXT, P 1,P 2,P 3,P 4, P 5, P 6, P 7, P 8, PI 1,PI 2, PHI 1,PHI 2,PHI 3,PHI 4, PHI-CHI,, ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, Sector-36 (RHO-I), Sector- 37 (RHO-II), OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1,SIGMA 2,SIGMA 3,SIGMA 4, PSI, SECTOR 2,SECTOR 3, TECHZONE, TECHZONE-VII	14,585	
C	R 4 (Recreation Green), R 6, SECTOR 1, SECTOR 4,SECTOR 5,SECTOR 6,SECTOR 10,SECTOR 11,SECTOR 12,SECTOR 16,SECTOR 16B,SECTOR 16C,SECTOR 17,SECTOR 17A,SECTOR 17B,SECTOR 20,SECTOR 27, Ecotech- 1,2,3,4 Extn. SECTOR- W-5, Institutional Green (Farm House).	14,060	

6. (iii) Rates analysis of Institutional Plots falling in the range of 8000-20000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, DELTA-1,2,3, GAMMA 2, BETA 1, BETA 2, SWARN NAGRI (TAU),KNOWLEDGE PARK-1 ,KNOWLEDGE PARK -2, KNOWLEDGE PARK -3 KNOWLEDGE PARK -4 & 5, TECHZONE- II & IV, Ecotech -1 Extn.-1.	16,665	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवदन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1,CHI 2,CHI 3,CHI 4, CHI 5, CHI-PHI EXT, P 1,P 2,P 3,P 4, P 5, P 6, P 7, P 8, PI 1,PI 2, PHI 1,PHI 2,PHI 3,PHI 4, PHI-CHI,, ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, Sector-36 (RHO-I), Sector- 37 (RHO-II), OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1,SIGMA 2,SIGMA 3,SIGMA 4, PSI, SECTOR 2,SECTOR 3, TECHZONE, TECHZONE-VII	13,540	
C	R 4 (Recreation Green), R 6, SECTOR 1, SECTOR 4,SECTOR 5,SECTOR 6,SECTOR 10,SECTOR 11,SECTOR 12,SECTOR 16,SECTOR 16B,SECTOR 16C,SECTOR 17,SECTOR 17A,SECTOR 17B,SECTOR 20,SECTOR 27, Ecotech- 1,2,3,4 Extn. SECTOR- W-5, Institutional Green (Farm House).	12,810	

6. (iv) Rates analysis of Institutional Plots falling in the range of 20000-40000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, DELTA-1,2,3, GAMMA 2, BETA 1, BETA 2, SWARN NAGRI (TAU),KNOWLEDGE PARK-1 ,KNOWLEDGE PARK -2, KNOWLEDGE PARK -3 KNOWLEDGE PARK -4 & 5, TECHZONE- II & IV, Ecotech -1 Extn.-1.	15,100	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवदन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1,CHI 2,CHI 3,CHI 4, CHI 5, CHI-PHI EXT, P 1,P 2,P 3,P 4, P 5, P 6, P 7, P 8, PI 1,PI 2, PHI 1,PHI 2,PHI 3,PHI 4, PHI-CHI,, ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, Sector-36 (RHO-I), Sector- 37 (RHO-II), OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1,SIGMA 2,SIGMA 3,SIGMA 4, PSI, SECTOR 2,SECTOR 3, TECHZONE, TECHZONE-VII	12,500	
C	R 4 (Recreation Green), R 6, SECTOR 1, SECTOR 4,SECTOR 5,SECTOR 6,SECTOR 10,SECTOR 11,SECTOR 12,SECTOR 16,SECTOR 16B,SECTOR 16C,SECTOR 17,SECTOR 17A,SECTOR 17B,SECTOR 20,SECTOR 27, Ecotech- 1,2,3,4 Extn. SECTOR- W-5, Institutional Green (Farm House).	11,560	

6. (v) Rates analysis of Institutional Plots falling in the range of 40000-80000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, DELTA-1,2,3, GAMMA 2, BETA 1, BETA 2, SWARN NAGRI (TAU),KNOWLEDGE PARK-1 ,KNOWLEDGE PARK -2, KNOWLEDGE PARK -3 KNOWLEDGE PARK -4 & 5, TECHZONE- II & IV, Ecotech -1 Extn.-1.	13,540	ग्रेटर नोएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित मूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1,CHI 2,CHI 3,CHI 4, CHI 5, CHI-PHI EXT, P 1,P 2,P 3,P 4, P 5, P 6, P 7, P 8, PI 1,PI 2, PHI 1,PHI 2,PHI 3,PHI 4, PHI-CHI,, ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, Sector-36 (RHO-I), Sector- 37 (RHO-II), OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1,SIGMA 2,SIGMA 3,SIGMA 4, PSI, SECTOR 2,SECTOR 3, TECHZONE, TECHZONE-VII	11,460	
C	R 4 (Recreation Green), R 6, SECTOR 1, SECTOR 4,SECTOR 5,SECTOR 6,SECTOR 10,SECTOR 11,SECTOR 12,SECTOR 16,SECTOR 16B,SECTOR 16C,SECTOR 17,SECTOR 17A,SECTOR 17B,SECTOR 20,SECTOR 27, Ecotech- 1,2,3,4 Extn. SECTOR- W-5, Institutional Green (Farm House).	10,310	

6. (vi) Rates analysis of Institutional Plots falling in the range of Above 80000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1, ALPHA 2, GAMMA 1, DELTA-1,2,3, GAMMA 2, BETA 1, BETA 2, SWARN NAGRI (TAU),KNOWLEDGE PARK-1,KNOWLEDGE PARK -2, KNOWLEDGE PARK -3 KNOWLEDGE PARK -4 & 5, TECHZONE- II & IV, Ecotech -1 Extn.-1.	11,980	ग्रेटर नोएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित मूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	OMEGA 1, OMEGA 2, OMEGA 3, CHI 1,CHI 2,CHI 3,CHI 4, CHI 5, CHI-PHI EXT, P 1,P 2,P 3,P 4, P 5, P 6, P 7, P 8, PI 1,PI 2, PHI 1,PHI 2,PHI 3,PHI 4, PHI-CHI,, ETA 1, ETA 2, OMICRON 1, OMICRON 1A, OMICRON 2, Sector-36 (RHO-I), Sector- 37 (RHO-II), OMICRON 3, XU 1, XU 2, XU 3, ZETA 1, ZETA 2, MU, MU 1, MU 2, SIGMA 1,SIGMA 2,SIGMA 3,SIGMA 4, PSI, SECTOR 2,SECTOR 3, TECHZONE, TECHZONE-VII	10,415	
C	R 4 (Recreation Green), R 6, SECTOR 1, SECTOR 4,SECTOR 5,SECTOR 6,SECTOR 10,SECTOR 11,SECTOR 12,SECTOR 16,SECTOR 16B,SECTOR 16C,SECTOR 17,SECTOR 17A,SECTOR 17B,SECTOR 20,SECTOR 27, Ecotech- 1,2,3,4 Extn. SECTOR- W-5, Institutional Green (Farm House).	9,060	

7 (i) Rates analysis of BPO Plots falling in the range of 0-1000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	TECHZONE 4, KP-V	20,310	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	TECHZONE-7	15,630	

7. (ii) Rates analysis of IT Plots falling in the range of 0-4000 Sq. Mtr.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	TECHZONE-II, TECHZONE-IV, ECOTECH -II, ECOTECH-1, EXTN -1, K.P-I, K.P-II, K.P-III, K.P.-IV, K.P-V	20,309.00	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	TECHZONE, CHI-V, TECHZONE-07	16,664.00	

7. (iii) Rates analysis of IT Plots falling in the range of 4000-8000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	TECHZONE-II, TECHZONE-IV, ECOTECH -II, ECOTECH-1, EXTN -1, K.P-I, K.P-II, K.P-III, K.P.-IV, K.P-V	18,226.00	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	TECHZONE, CHI-V, TECHZONE-07	14,581.00	

7. (iv) Rates analysis of IT Plots falling in the range of 8000-20000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	TECHZONE-II, TECHZONE-IV, ECOTECH -II, ECOTECH-1, EXTN -1, K.P-I, K.P-II, K.P-III, K.P.-IV, K.P-V	16,665	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	TECHZONE, CHI-V, TECHZONE-07	12,810	

7. (v) Rates analysis of IT Plots falling in the range of 20000-40000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	TECHZONE-II, TECHZONE-IV, ECOTECH -II, ECOTECH-1, EXTN -1, K.P-I, K.P-II, K.P-III, K.P-IV, K.P-V	15,100	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के सरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आयटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	TECHZONE, CHI-V, TECHZONE-07	11,580	

7. (vi) Rates analysis of IT Plots falling in the range of 40000-80000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	TECHZONE-II, TECHZONE-IV, ECOTECH -II, ECOTECH-1, EXTN -1, K.P-I, K.P-II, K.P-III, K.P-IV, K.P-V	13,540	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के सरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आयटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	TECHZONE, CHI-V, TECHZONE-07	10,310	

7 (vii) Rates analysis of IT Plots falling in the range above 80000 Sq. Mt

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	TECHZONE-II, TECHZONE-IV, ECOTECH -II, ECOTECH-1, EXTN -1, K.P-I, K.P-II, K.P-III, K.P-IV, K.P-V	11,980	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के सरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आयटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	TECHZONE, CHI-V, TECHZONE-07	9,060	

8. Rates for Hospitals & Dispensary (Zone-A- Are circle rates & Zone- D is Authority Prevailing Rates.)

8- A (i). Above to 4000 sqm to 10000 sqm.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	21,870	ग्रेंटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1,,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	20,395	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	18,915	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5	16,830	

8- A (ii). Additional to 10000 sqm.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	20,310	ग्रेंटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1,,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	18,915	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	17,320	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5	15,530	

8- B. Nursing Home (Max.1550 sqm).

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	33,330	ग्रेंटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनो तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित

B	P 4,P 6,P 8,PHI 1, SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	31,235	भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	29,130	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5	26,040	

SOCIAL INFRASTRUCTURE:-

8-2 (i). DHARM KANTA

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, ,GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	14,060	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1, SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	13,145	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	12,220	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5	10,940	

8-2 (ii). RELIGIOUS PLACES.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, ,GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	14,060	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1, SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	12,020	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	11,090	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5	10,940	

8. 2 (iii). TELECOM CENTRE/ POST OFFICE.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, ,GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	13,020	ग्रेंटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1,,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	12,090	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	12,195	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5	9,910	

8. 2 (iv). ELECTRIC SUBSTATION.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, ,GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	13,020	ग्रेंटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिताके आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1,,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	11,780	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	10530	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5	8,975	

8.2 (V). ORPHANGE, WIDOW HOME ETC.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, .GAMMA 1,DELTA 3.OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	13,020	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1, SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	11,780	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	10,530	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5.	8855	

8.2 (VI). SUPER BAZAR/ MILK BOOTH/ VEGETABLE BOOTH.

Zone	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, GAMMA 1,DELTA 3.OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	18,230	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1, SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	17,000	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	15,770	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5.	14,060	

8.3 (A). GREENS AREA- RECREATIONAL GREEN- AMUSEMENT & LEISURE COMPLEX, SOCIAL CULTURAL CENTRE ETC.

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, .GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	15,625	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	14,615	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	13,600	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G— 1,2,3,4,5.	11,980	

8. 3 (B). INSTITIONAL GREEN

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, .GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	15,625	ग्रेटर नौएडा क्षेत्र में मेट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित भूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	14,615	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	13,600	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G—1,2,3,4,5	11,980	

8-3 (C). AGRICULTURE GREEN (FARM HOUSE)

ZONE	Sector	For F.Y. 2021-22 Rs. Per sqm	Remarks
A	ALPHA 1,ALPHA 2,BETA 1,GAMMA 2,DELTA 1,DELTA 2, ,GAMMA 1,DELTA 3,OMEGA 1,OMEGA 2, SECTOR 4,R.H.O 1 and R.H.O 2, ECOTECH 1 (SECTOR-31), ECOTECH 3, ECOTECH 12, KNOWLEDGE PARK 1, KNOWLEDGE PARK 2, KNOWLEDGE PARK 3, BETA 2	10,415	ग्रेटर नौएडा क्षेत्र में मैट्रो कोरिडोर के संरेखन में दोनों तरफ 1 कि०मी० क्षेत्रफल में प्रभावित मूखण्डों पर भू-उपयोगिता के आधार पर 10 प्रतिशत प्रचलित भू-आवंटन दर से अधिक आगणित/निर्धारित किया जाता है एवं उक्त प्रभावित सम्पत्तियों पर प्रचलित अन्तरण शुल्क से 2 प्रतिशत अतिरिक्त शुल्क लिया जायेगा।
B	P 4,P 6,P 8,PHI 1,,SECTOR 3, SECTOR 1, P 3,P 7,PHI 2,PI 1,PI 2,ECOTECH 2, ECOTECH 6, SWARN NAGRI (TAU), KNOWLEDGE PARK-4	9,885	
C	P 5,ETA 1,ETA 2,SECTOR 2 and SECTOR 16, MU, OMICRON 1A,OMICRON 1,XU-1,OMICRON 3,OMICRON 2,CHI 1, SIGMA 1, SIGMA 2, OMEGA 3, ZETA 1,ZETA 2, ECOTECH 1, ECOTECH 1 (EXTN), ECOTECH ONE EXT 1, ECOTECH 4, SECTOR-16 (INDUSTRIAL), KNOWLEDGE PARK-5, PHI- 4	8,960	
D	CHI 2,CHI 3,CHI 4,PHI 3,MU 2,XU-2,SECTOR 10,SECTOR 12,SECTOR,PSI , SIGMA 3, SIGMA 4 2,PSI 1,MU 1, ECOTECH 7, ECOTECH 8, ECOTECH 10, ECOTECH 11 AND OTHER LAND AREA WHICH IS NOT INCLUDED IN ANY SECTOR LIKE NIGHT SAFARI, SECTOR-18, SECTOR-23, R.G-1,2,3,4,5	7,855	

Note :-

1. The pricing for the categories other than included here shall be determined by Chief Executive Officer as and when required on the same principle.
2. उपरोक्त दरें वित्तीय वर्ष 2021-22 हेतु प्रभावी होगी।
3. जिन आवंटियों द्वारा पुरानी दरों के आधार पर ट्रान्सफर चार्ज अदा करते हुए दिनांक 26.06.2021 से पूर्व सम्पत्ति स्थान्तरित करा ली गई है, उन पर यह दरें लागू नहीं होगी।


(अमनदीप डुली) 12/7/21

अपर मुख्य कार्यपालक अधिकारी

प्रतिलिपि-

1. स्टाफ ऑफिसर को, मुख्य कार्यपालक अधिकारी महोदय के अवलोकनार्थ।
2. अपर मुख्य कार्यपालक अधिकारी (डी०/ए०) को सूचनार्थ।
3. विशेषकार्याधिकारी (संस्थागत/आई०टी०/उद्योग/बिल्डर्स) को सूचनार्थ।
4. महाप्रबन्धक (नियोजन/परियोजना) को सूचनार्थ।
5. उप महाप्रबन्धक (वित्त/वाणिज्यिक/आबादी) को सूचनार्थ।
6. उप महाप्रबन्धक (सिस्टम) को इस आशय के साथ प्रेषित कि उक्त दरों की सूची प्राधिकरण की वेबसाईट पर अपलोड कराने हेतु।
7. सहायक महाप्रबन्धक (आवासीय, ग्रुप हाउसिंग/कॉर्पोरेटिव सोसायटी) को सूचनार्थ।
8. प्रभारी (विधि) को सूचनार्थ।
9. गार्ड फाइल।

Signed by
Hausila Prasad Verma
GM
12/07/21 21:22:32
महाप्रबन्धक (वित्त)

6.2 Annexure No. 1: PMAY Policy (Ref no. 207/77-4/21-122N17 Dated 11th January 2021)