

**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**  
**UTTAR PRADESH**

The following English translation of notification No. \_\_\_\_\_ dated \_\_\_\_\_ 2013 here by published for general information:-

**Notification**

No. .... GNIDA, dated \_\_\_\_\_, 2013

In exercise of the powers conferred under sub-section(1) read with clause (d) of sub-section (2)of section 19 of the Uttar Pradesh Industrial Area Development Act, 1976{U.P. Act no. 6 of 1976) and all other powers enabling in this behalf and with the previous approval of the State Government, the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY hereby makes the following. Regulations, for the purpose of proper management of the lands within the RURAL ABADI SITES, notified or vested in the Authority.

**The GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY Rural Abadi Sites (Management and Regularization) Regulations-2013**

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|---|---------------|---|
| <b>Short title, commencement purpose and extent</b> | <b>1-(1)</b>  | These Regulations may be called the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY Rural Abadi Sites (Management and Regularization) Regulations, 2013.   |
|   | <b>(2)</b>    | They shall come into force with effect from the date of their publication in the Gazette.   |
|   | <b>(3)</b>    | The purpose of these regulations is to identify, control, manage, regularize and take alternative measures regarding such rural land on which Abadi existed on June 30, 2011 and continues as rural abadi site as on the date of commencement of these regulations and if notification under section-4 of the Land Acquisition act have been issued after the commencement of these regulations or after 30-06-2011 the date of issue of notification under section-4 will be the effective date for these purpose. This regulation shall also extend to such Gramsabha land which has been resumed by the Revenue Department in favour of Authority and kept on the disposal of Industrial Development Department and on which any person has made residential accommodation. In the matters of Gramsabha land the cut off date will be 30 June, 2011 and in case of resumption made after 30.6.2011, the effective date will be the date of notification under section-4 of the Land Acquisition Act. |
| <b>Defintions</b>                                   | <b>2- (1)</b> | In these regulations unless the context otherwise requires:<br>(a) "Act" means the notified are Uttar Pradesh Industrial Area Development Act. 1976 (U.P. Act No. VI of 1976)<br>(b) "Area" means the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY.<br>(c) "Commercial use" means any building or its part which is being used as a Shop, Godown, showroom or as office for marketing or storage of commercial goods.<br>(d) "Committee" means a Committee constituted under these  |



regulation.

- (e) "Family" means the family of that farmer whose land has been acquired or proposed to be acquired by the Authority and he is original resident of notified area of the Authority before the establishment of the Authority. In case of non original resident of notified area of the Authority he should be original resident of the village which is now included in District Gautambudh Nagar on April 17,1976 or prior to date and his name is included in annual register (Khatauni). Husband/wife and their minor children will be treated as Farmer's family and his adult son/son's family will be treated as separate family for the purpose of this regulation.
- (f) "Form" means a form appended to these regulations.
- (g) "Institute " means a charitable institution which is duly registered/ recognized or they have applied for registration or recognition on the date of notification issued under section 4 of Land Acquisition Act and now they are registered/recognized and are working from that time.
- (h) "Land" means the tenure holder land and such Gram Sabha land which has been acquired/ resumed or their acquisition/ resumption is proposed by Industrial Development Department/ Revenue Department in the notified area of the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY.
- (i) "Rural Abadi Site" means the rural areas used for residential purpose
- (j) "Residential Use" means the use of any land or building or part thereof for human habitation and such other uses incidental to residential uses.
- (k) "School" means an institution which has been recognized by the State Government or the Central Government for imparting education.
- (l) "Survey" means a process of identifying any rural abadi site.

(2) Words and expressions used but not defined in these regulations shall have the meaning as assigned to them in the Act and Building Bye-Laws of Authority.

**Survey and land planning of the Rural Abadi Site-**

- 3- (1) The Authority shall as soon as possible carryout a planning survey and prepare a plan along with the sketch map of the Rural Abadi Sites in which the following shall be shown.
- (a) The plots available for regularization for residential purpose and the plot reserved for other purpose under the village Development Schemes.
  - (b) Village-wise complete list, maps, location and size of rural abadi site within the industrial development area, irrespective of the fact whether after declaration as industrial development area the land has been acquired or process of acquisition initiated or land is not acquired with specific remarks as to in whose possession each site is.
  - (c) The location of the plots and use of lands within Rural Abadi Sites.
  - (d) The description of the plot allotted or to be allotted and

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roads, open spaces, bye-lanes, recreation, shops, schools and other places of public utility according to the needs of the particular village.

**Constitution of committee for the Rural Abadi Site Identification etc.**

(2) The map of the Rural Abadi Sites under sub-regulation (3-1) shall, as early as possible, be submitted to the Authority for approval, which shall either be approved with or without modifications, or will be given directions as may be considered proper by the Authority.

4- (1) The Authority shall constitute a committee to be called the committee for matters related to identification, control etc. of rural abadi sites.

(2) The committee shall consist of the following members, namely:-

- |   |                             |
|---|-----------------------------|
| (a) The Additional Chief Executive Officer/<br>Deputy Chief Executive Officer - | <b>Chairman</b>             |
| (b) Additional District Magistrate (L.A.) of concerning district.               | <b>Member</b>               |
| (c) Sub-divisional Magistrate of the concerning Area and District.              | <b>Member</b>               |
| (d) Tehsildar/Deputy Collector/ Secretary/ Administrative Officer               | <b>Member/<br/>Convener</b> |
| (e) Representative of S.S.P. of the concerning District.                        | <b>Member</b>               |
| (f) General Manager (Finance)   | <b>Member</b>               |
| (g) General Manager (Planning/ Architect)                                       | <b>Member</b>               |
| (h) General Manager / O.S.D. (Project)  | <b>Member</b>               |
| (i) Manager (Law)   | <b>Member</b>               |

**Functions of the committee**

5- The functions of the committee constituted under regulation-4 shall be

- a) To identify all rural abadi sites within the industrial development area of GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY.
- b) To recommend the rural abadi sites which may be excluded while submitting proposal for acquisition of land within the industrial development area to the Chief Executive Officer.
- c) To recommend the rural abadi sites which may be exempted from acquisition proceeding if acquisition process has been already initiated to the Chief Executive Officer.
- d) To recommend those rural abadi sites which may be regularized after acquisition and taking possession of the land to the Chief Executive Officer.
- e) To make suitable recommendations, suggestions for limiting and controlling the further extensions of rural abadi site after the date of the survey conducted under regulation 3, including but not limited to drawing of peripheral boundaries etc.
- f) To make recommendations in the interest of planned

development for reallocation of abadi site falling outside the peripheral boundaries of rural abadi site to as area within the peripheral boundary.

- g) To make recommendations for settlement of disputed abadi site with any other matter may be referred to it by the Authority.

**Powers of the Chief Executive Officer**

6. The Chief Executive Officer will take decision on the recommendations given under regulation-5 by the committee constituted under regulation-4 in the following manners.
- (1) The recommendation made under regulation 5(b), (c) will be finally decided by the Chief Executive Officer and may make such modification as it think fit for reason to be recorded.
  - (2) The recommendations made under regulation 5(d) will be decided by the Chief Executive Officer and shall be submitted to the Authority which shall be considered in the first meeting thereafter or for reasons to be recorded in any subsequent meeting and the Authority may make such modification as it think fit for the reasons recorded.

**Application for regularization of acquired land**

- 7- Any aggrieved person whose abadi site has been acquired by the Authority and requests for that land is to be regularized, may apply in writing alongwith affidavit to the Chief Executive Officer and subject to the bonafide requirement of such person, his application may be considered by the committee constituted under regulation 4 and will be processed as follows:-

- (a) To examine completely the applications received and to decide in accordance with the provisions of these regulations.
- (b) To lay down the policy in respect of the concerned site/plot in each case, after deciding the course of action.
- (c) To decide whether the settlement of the problem or dispute involved therein is possible by lawful transfer, or in any other way.
- (d) Whether upon the basis of its location it is proper to restore to its original position by regularizing it.

**Procedure-**

- 8- (1) The Secretary of the Committee shall notify the date, time and place of the meeting at least seven days before the date fixed for the meeting. The meeting may continue for more than on day. In invetable circumstances the meeting of the Committee was be called by a short time notice also.
- (2) A list of matters of each village for the consideration by the Committee shall be prepared by the Secretary. The committee shall inquire and look into every case and the Committee or any sub-committee constituted by the Committee shall make local inspection of site plots and may look into the entries in the concerned records of site plots and after local inspection the committee may consider to change the plot that it may do in the like manner.
- (3) After reaching the conclusion that any applicant is using any particular plot for the rural abadi site for residential purpose and he has complied with all the orders such as the return of the entire compensation or made a commitment thereof together with the

accrued interest, the Committee shall regularize that site/plot in lieu thereof on such terms and conditions not inconsistent with these regulations, as it may deem fit to impose.

- (4) The maximum limit of the residential site to be regularized Under these regulations will be equal to the land being used by applicant in the form of residential purpose. This maximum limit would be Three thousand square meter per family for the applicant who has applied for regularization till dated 31-12-2011 and 1000 square meter per family for the applicant who has applied after dated 31-12-2011.
- (5) If the land is being used in different form instead of residential uses by a farmer and his family, it will be regularized in the following manner :-

“50% of the area sanctioned for regularization will be the limit for commercial usage and the charges for such type of change in land usages and other fees which will be prescribed from time to time by Authority shall be payable”.
- (6) The regularization of the land of a school, recognized by any Education Board of Government of India or Government of Uttar Pradesh Collage such as “Central Board of Secondary Education/Indian Council of Secondary Education/U.P. Board of Education/District Inspector of Schools etc.” which have received recognition before issuance of notification under section 4 and now recognition has been received and are working since then, the land regularized shall not be more than the minimum limit prescribed by the authority recognizing the school. In the school premises only the activities allowed by the authority in an educational institution, shall be permissible. The Chief Executive Officer, GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY may grant relaxation in maximum limit of land to be regularized for the school only after the approval of Board Meeting.
- (7) The decisions of the Committee shall be duly recorded in the minutes and it shall be clearly mentioned therein, that in the particular case, the regularization of undeveloped plot is not against the interest of development scheme of the Authority and the Committee has obtained the consent of the interested person upon individual basis, for which the Committee shall be competent.
- (8) According to recommendations of Committee, if it is inevitable to take possession of acquired land then the action will be taken for taking physical possession by removing encroachment.
- (9) In the case of public agitation, presence of abadi and breach of law and order etc on acquired land, the land becomes not useful for Authority then there will be a lease deed execution with land lord on the proforma (approved by Board of Authority) after the approval of Board of the Authority. In the compliance of Government order no. 1216/77-3-10-184Arjan/09 dated 24-04-2010 the Patta holder will be exempted from payment Stamp Duty on execution of lease deed and the dues paid as acquisition Charge by the Authority Shall be adjusted in other acquisition proposal of the Authority. Only one rupee will be charged from the lessee in the form of whole some lease rent. The leesee will be exempted from payment of development Charge and thir approximate expenditure in head of

development Charge will be adjusted on other plans of the Authority.

- (10) After regularizing the plot/site, Committee shall in the process thereof, authorize the issuance of the Regularization Certificate in Form-1 and delivery of possession. Regularization will be for prior of 90 years lease.
- (11) The Regularization Certificate shall be issued by the officer nominated by the Authority in this behalf in Form-1
- (12) The Authority may direct the execution of a lease deed in pursuance of the Regularization Certificate which shall be in Form-2 approved by the authority with such modifications as may be necessary in the particular case and which shall spell out all such terms and conditions as have been determined.
- (13) Any dispute or difference raised by any one in relation to regularization of land shall be inquired into by the Committee and its decision shall be final subject to the approval of the Authority.
- (14) All matters coming before the Committee shall be decided by the majority of the members present and voting and in the event any difference of opinion amongst the members of the Committee, on the decision regarding the regularization of land to any person, the Chairman of the Committee shall have a casting vote and his decision shall be final and binding.
- (15) The peripheral boundary/road of the concerned village abadi will be fixed before regularization. The management of the plots which are being regularized will be carried out within this peripheral boundary.

**Management  
of extra land  
and  
Premium**

- 9- After regularization extra land will be used in 5 are 6 % abadi plot allotment or alternative arrangement as the Authority may deem proper and fit.
- 10- (1) When any specified land within a rural abadi site is being regularized for residential purpose it this shall be charge a premium and other fees at such rates as may be determined by the Authority from time to time.
- (2) The premium shall be determined keeping in view the prevailing rate, solatium, interest calculated according to the rate of compensation, the rate of development charges fixed by the Authority or such other factors as the Authority may deem proper.

**Restrictions**

- 11- (1) The succession in respect of the plot shall be governed by the law applicable to the beneficiary.
- (2) If the site is renounced or surrendered or the beneficiary dies without leaving any heir entitled to succeed, the plot shall revert back and become the property of the Authority free form all in cumvramces.
- (3) The beneficiary may, with the previous approval of the Authority, mortgage the plot without delivery of possession to any co-operative society, scheduled bank as security for obating the loan there from, but in that event the first charge of the Authority on that plot shall remain intact.
- (4) The beneficiary will be bound by the building bye-laws prescribed from time to time by the Authority and which are applicable to such plot in the Rural Abadi Areas. At the time of sanctioning map under building bye-laws the development charges and other such type of



charges will be paid on the rates fixed by the Authority from time to time.

- (5) The Gram Sabha land which has been resumed in favour of the Authority shall only be utilized for such purpose as specified in the transfer of land by Government to the Authority.
- (6) The benefits of 5 are 6% percent abadi land allotment and reservation in residential plot schemes will be provided on remaining land which rests with the Authority after deducting the regularized land under these regulations from the total acquired land of concerned farmer.
- Liability to refund the compensation** 12- (1) The beneficiary shall be bound to return the compensation paid by the Authority proportionately and in the case of exchange of site/plot He shall be bound to pay the excess cost thereof at such rate as determined by the Authority. If the person has not received compensation from the Land Acquisition Officer, he shall receive the payment of deposit the Authority.
- (2) In case of award declared under sub section-1 of section-11 of Land Acquisition Act the solatium and the interest paid with the amount of compensation shall also be included while determining fixing the amount of refund of compensation under these regulations.
- Nature of the rights of the beneficiary Regularization Certificate** 13- The beneficiary shall be bound to comply with all the terms and conditions laid down in the Regularization Certificate/deed of lease otherwise the regularization certificate and lease may be rescinded.
- 14- After allotment, Regularization Certificate in Form-1 shall be issued in four copies out of which the original shall be given to the beneficiary, second copy shall be kept in the concerned file and the third copy shall be sent to the Land Record Office for keeping it for record and entries in the Regularization Register and the fourth copy shall be forwarded to the concerned Accounts Officer.
- Record and regularization Certificate** 15- (1) The Land Property Register shall be prepared in such form and subject to such directions as may be determined by the Authority and entries relating to lands plots regularized in the rural abadi sites and entries relating to the regularization of plot alongwith the names of the lease holders shall be recorded therein.
- (2) For the proper maintenance, safe keeping and updating in good condition, of the Property Register, Regularization Register, Regularization Certificate/deeds of lease and Mutation Register and other Registers, deeds and other necessary particulars, a record room shall be established which shall be under the charge of the Record Room Officer appointed by the Authority for its proper maintenance and keeping the records up to date and efficient management of the connected work. Such number of record keepers may be appointed by the Authority as may be considered proper. The Regularization Register and the Mutation Register shall be form-2.
- Devolution by succession, ownership and rights-** 16- Upon the basis of succession or transfer, the successor or transferee, as the case may be shall, in respect of the devolution of ownership and rights in the regularization site/plot be entitled to get his name entered in the records and the regularization certificate/deed of lease modified by the Authority in that behalf.
- Mutation** 17- (1) The nominated officer shall, upon receipt of the application in respect of the succession or transfer, as the case may be, make such

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- enquiry as he may consider necessary and if it appears that the succession or transfer has taken place, he shall direct the modification of Mutation Register accordingly.
- (2) On the modification of Mutation Register a copy of the relevant extract thereof shall be issued to the successor or transferee on payment of such fee as the Authority may fix from time to time.
- (3) In case there is an objection or dispute in respect of any succession and it is not possible to decide as to who is the successor upon the basis of inheritance, ownership or rights, the entries in the allotment register shall be modified only in accordance with such decision of the competent court in this respect.
- Service of Notice etc.,** 18- All notices, orders or other documents shall be served in accordance with the provisions of section 43 of the Uttar Pradesh Urban Planning and Development Act 1973.
- Land use-** 19- The beneficiary shall use the leased land and the building constructed thereon only for residential purpose as laid down in the Regularization Certificate or lease. The beneficiary shall have not right to use the regularized site/plot for the purpose other than residential.
- Payment of amount due** 20- The beneficiary/transferee shall not commit any default in the payment of the amount of the consideration or any amount due, as a result of transfer of the site/plot if the amount due is not paid within three months of time fixed, interest at the rate fixed by the Authority thereon shall be payable. The Lease Deed shall be revoked if the said dues are not paid within one year from the date so fixed.
- Violation of the conditions** 21- In the event of failure in the payment of any kind of amount due to the Authority within time referred in regulation 20 of these regulations, the Authority may terminate the rights in the regularized site/plot and shall also have the power to resume the site/plot and forfeit the amount, if any, paid in respect thereof wholly or partilly as it may consider proper.
- Exercise of the Powers** 22- All power on behalf of the Authority under these regulations, may be exercised by the Chief Executive Officer, GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY. The Chief Executive Officer may authorize any officer of the Authority to exercise all or any particular power assigned to him in the regulations. Provided that such officer shall not be below the rank of Dy. Chief Executive Officer.
- 23- The Greater Noida Industrial Development Authority Rural abadi sites (Management and Regularization) Regulation 2011 will be repealed.

**Chief Executive Officer  
GREATER NOIDA INDUSTRIAL  
DEVELOPMENT AUTHORITY**



**GREATER NOIDA Industrial Development Authority**

No. \_\_\_\_\_ / \_\_\_\_\_, Year \_\_\_\_\_  
Date : \_\_\_\_\_

Form -1  
[See Regulation No-8 and 14]

*Regularization Certificate*  
**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**

As the nominated Officer on behalf of the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY,

1. \_\_\_\_\_ hereby certify that \_\_\_\_\_ sq. yds/sq. mtr. Of land detailed below has been regularized as Abadi site/residential site to Sh/Smt/Km.. \_\_\_\_\_ S/o., D/o, W/o. \_\_\_\_\_ resident of \_\_\_\_\_ The beneficiary has refunded Rs. \_\_\_\_\_ (in words \_\_\_\_\_) within three months from the date of this certificate together with interest thereon at the rate of \_\_\_\_\_ % per annum w.e.f. \_\_\_\_\_
2. The regularization of land has been made subject to the following terms and conditions:
  - a). The beneficiary shall be bound to strictly comply with the terms and conditions as prescribed in GREATER NOIDA Industrial Development Authority Rural Abadi site(Management and Regularization) Regulations.
  - b). The settled sum of Rs. \_\_\_\_\_ (in words \_\_\_\_\_) shall be due every year in the month of January and shall be paid before the end of the month.

Particulars site/plot

| Village/Paraganna/<br>Tehsil/District | Khasra No.<br>of the plot<br>or plot no.<br>according<br>to the plan | Area<br>(in sq.<br>Yards/<br>sq.<br>mtr.) | Boundaries                     | Date of<br>approval | Date of<br>which<br>possession<br>delivered | Remarks |
|---------------------------------------|--|---|--------------------------------|---------------------|---|---------|
| 1.                                    | 2.   | 3.  | 4.                             | 5.                  | 6.  | 7.      |
|                                       |  |   | North<br>South<br>East<br>West |                     |   |         |

Signature and name of the  
Nominated/competent Officer

Signature of the beneficiary/lessee  
Witness with names and address

1 \_\_\_\_\_

2 \_\_\_\_\_

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FORM - 2  
[See REGULATION NO.-8 AND 15]  
**Regularization Register**

|     |   |
|-----|---|
| 1.  | Serial No. of the entry   |
| 2.  | No. of Regularization Certificate                                   |
| 3.  | Name of the Village   |
| 4.  | Date of Regularization  |
| 5.  | Particulars of the plot/site Khasra no. etc.                        |
| 6.  | Area  |
| 7.  | Name of the beneficiary, name of the father and place of residence  |
| 8.  | Date of the issuance of the Regularization Certificate/lease        |
| 9.  | Amount of the refund of compensation                                |
| 10. | Date of the Bank Draft, Bank through which compensation is refunded |
| 11. | Date of deposit in favour of the Authority                          |
| 12. | Rent/free of the lease of the plot & due date                       |
| 13. | Attention of Record Keeper  |
| 14. | Signature of the Competent/Nominated Officer                        |
| 15. | Remarks   |

**Mutation Register**  
[See REGULATION NO.-15]

|    |  |
|----|--|
| 1. | Serial no.   |
| 2. | Serial no. of Regularization Certificate                                     |
| 3. | Name and designation of the Officer passing the Order no & date of the Order |
| 4. | Khasra no. and area of the plot  |
| 5. | Particulars of the plot transferred portion                                  |
| 6. | Name of the transferee together with father's name                           |
| 7. | Name and father's name in whose favour entry is made                         |
| 8. | Kind of transfer   |
| 9. | Remarks  |

By order  
Nominated/Competent Officer

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