Government of UP

Industrial Development Department; Section -4

No. 5646/77-4-26/05 Appeal/26

Lucknow: Dated 28.10.2026

M/s Lokpriya Sehkari Avas Samity Ltd ..... Representationist

Vs

Greater Noida Industrial Development Authority(GNIDA) ..... Authority

The instant representation has been filed by M/s Lokpriya Sehkari Avas Samity Ltd., (hereinafter referred to as the "Representationist") challenging the disposal order dated 17-11-2025 (impugned order) passed by the Greater Noida Industrial Development Authority (hereinafter referred to as the "Authority") by means of which they have disposed of the objections filed by the Representationist relating to Master Plan 2041. It may not be out of place to point out that the Representationist had filed Writ Petition 3461/2023 in Hon'ble High Court. The Hon'ble Court vide its order dated 23-02-2023 had directed the Authority to deal with the objections & decide as per their policy.

Before passing the impugned order, the Authority had invited the office bearers of the Society for hearing on objections twice but while they participated in the proceedings, they did not sign the attendance register. In the impugned order it has been pointed out that the Master Plan for Greater Noida had been 1st formulated in the year 1996, then in 2001 and then in 2023. The Representationist had raised no objections to the Master Plans in 1996 & 2001 and therefore, the land use of the land in question was classified as Botanical Zoological Park (BZP) and in the Master Plan 2021 (formulated in 2001), this was classified as Institutional Green. As per statutory provisions, draft Master Plans were advertised and objections are sought from all affected parties. The Representationist had chosen not to file objections in the window available during the preparatory process of either of the three Master Plans and therefore have forfeited their statutory right to file any further objection. Since the said Master Plan had already been approved by the competent authority i.e. by State Government, the Authority has no powers to amend the same.

The impugned order has also pointed out that as per the policy decided by the Board of Directors, for those Group Housing Societies that may be in place before Greater Noida came into being, there is a prevalent policy for accommodating them in the overall Master Plan. This has been repeatedly offered to the Representationist but this offer has not been availed. Therefore, the Board of Directors declined to

entertain the objections filed on behalf of the Representationist both on the ground of statutory invalidity as well as on the grounds of merit.

The contention on behalf of the Representationist is that the housing society was approved by the concerned Authorities prior to the notification of Greater Noida and this should have been taken into account while finalizing the Master Plans.

Heard Mr Dinesh Kumar, President and Mr Subhash Khokher, Secretary on behalf of the Representationist and Ms Sreelakshmy V.S. ACEO, GNIDA on behalf of the Authority. All are present through VC.

Admittedly, the cooperative housing society of the Representationist was in existence prior to the notification of Greater Nodia, however, the statutory provision for sanction of the Master Plan as laid down in U.P. Urban Planning & Development Act, 1973 is clearly defined. The Representationist ought to have objected when the draft Master Plan was published, they did not do so and therefore Master Plan was accorded final sanction by the Government of U.P. in 2001 and thereafter in 2023, following the due process. A Master Plan which has been approved by the Government of U.P. after following due process, can't be altered in the proceeding under Section 41(3) of the U.P. Urban Planning and Development Act, 1973. Therefore, the representation has no merit. Decided accordingly.

Sd/-
(Alok Kumar)
Additional Chief Secretary

Letter No. 5646/77-4-26/05 Appeal/26 Dated:as above

1. Chief Executive Officer, GNIDA
2. M/s Lokpriya Sehkari Avas Samity Ltd (Email: lokpriyavihar@yahoo.com)
3. Director I.T. Invest U.P. – to upload the order on the department's website.
4. Guard file

By Order

(Nirmesh Kumar Shukla)
Joint Secretary