

Government of UP
Industrial Development Department; Section -4
No. 5367/77-4-26/15Appeal/26
Lucknow: Dated 14.10.2026
M/s Parth Buildtech Pvt Ltd Revisionist
Vs
Greater Noida Industrial Development Authority(GNIDA) Respondent

The instant revision petition under Section 41(3) of the Uttar Pradesh Urban Planning and Development Act, 1973 read with Section 12 of the Uttar Pradesh Industrial Area Development Act, 1976 has been filed by M/s Parth Buildtech Pvt. Ltd. challenging the order dated 28-01-2026 (impugned order) passed by the Respondent Authority by which the application for zero period preferred by the Revisionist has been rejected.

The brief facts of the case are as follows: Plot No. C-6, Sector 10, Greater Noida, measuring 10,600 sq.m., has been allotted to the Revisionist on 23-08-2024. The lease deed was executed on 18-12-2024, and physical possession of the plot was handed over on 06-03-2025. It so transpires that when the Revisionist started carrying out the fencing and boundary wall over the plot, the officials of Gas Authority of India Limited (GAIL) restrained the Revisionist from carrying out any further development or construction activities since there was a gas pipeline passing through the plot. After multiple correspondences between the Revisionist, the Respondent Authority and GAIL, it was decided that the Revisionist be provided with an alternate piece of land as no construction or development was possible on the originally allotted plot. Consequently, a correction deed was executed between the parties on 18-08-2025, and possession of the alternate plot was handed over to the Revisionist on 26-08-2025.

It has been contended by the Revisionist that the period from the date of allotment of the original plot, i.e., 23-08-2024, till the date of handing over of the

alternative plot, i.e., 26.08.2025, be treated as a zero period and no penal interest and time extension charges should be made applicable for such distress period since the Revisionist was unable to utilize the plot for no fault of his own and for factors beyond his control.

The Respondent Authority has not disputed any of the facts averred on behalf of the Revisionist. There only argument is the zero-period policy adopted by its Board and notified vide office order dated 04-01-2017 does not permit the grant of zero period in the present case since only two categories are covered under this policy:

- i. That there is an injunction from the court of law.
- ii. There is a G.O./ instructions from the Authority due to which lease deed has not been executed.

The Respondent Authority has also contested that the Unified Regulations 2025, adopted by its Board on 29-03-2025, is not applicable since the original allotment is of 23-08-2024 which is predating the policy.

Heard Mr Siddharth Nandwani, learned counsel on behalf of the Revisionist and Ms Prerna Singh, ACEO, GNIDA on behalf of the Respondent Authority, both are present through VC.

There being no disputes as to the facts of the case. The only question that needs to be determined is which of the two policies in regard to the zero period—the one adopted on 04.01.2017 or the one adopted on 29.03.2025—would be applicable in the present case?

A plain reading of the Unified Regulations 2025, makes it clear that the Regulations are effective from the date of the Board meeting on which the same has been adopted and that it shall supersede the existing regulations, office orders, Board orders or any other circulars or publications issued till date. The only saving that the regulation specify are the special provisions contained in:

- (a) Lease deed executed before commencement of Unified Regulations 2025

- (b) bids accepted by the Authority before the commencement of Unified Regulations 2025, shall continue to be effective unless amended with the consent of the Allottee/Lessee/ Sub-Lesse.

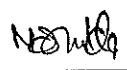
A reading of the original lease deed executed between the parties, submitted as Annexure-3 to the revision petition, has no provisions for the grant or otherwise of the zero period. In the absence of such special provisions, the saving clauses mentioned above will not apply in the instant case. Therefore, the instant case is squarely covered under Clause 28(A)(c) of the Unified Regulations, 2025. Therefore, I agree with the contention of the Revisionist. Accordingly, it is directed that the period between 23-08-2024 to 26-08-2025 be treated as zero period as per the relevant clause of the Unified Regulations. Further, the impugned order dated 28-01-2026 be set aside. The Respondent Authority is directed to calculate the dues upon the Revisionist in light of the above findings.

Accordingly, the revision petition is disposed of.

Sd/-
(Alok Kumar)
Additional Chief Secretary

Letter No. 5367 /77-4-26/15 Appeal/26 Dated:as above

1. Chief Executive Officer, GNIDA
2. M/s Parth Buildtech Pvt. Ltd.
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

