

YEIDA Functional Certificate — the 7-document checklist

The Functional Certificate is YEIDA's written confirmation that your industrial unit is **operating, not just built**. It closes your construction obligation, caps extension-charge exposure, and unlocks transfer rights. Due within **48 months of lease-deed execution** (scheme brochure YEA/IND8000(2025-26)-14, cl. 2.2.1).

YOUR CLOCK	EXTENSION YR 1	EXTENSION YR 2	AFTER THAT
48 months	4% of bid	1% / month	20% forfeit
from lease-deed execution; CEO grace +6 months (54 outside)	one year, with CEO approval (cl. 2.2.3)	of current rate; special circumstances only	cancellation; YEIDA resumes plot including structure

The seven documents (brochure cl. 2.2.1)

- 1 **Building Completion Certificate**
Issued after construction matches the sanctioned plan and minimum FAR. Applied via BPMS; 90-day deemed occupancy if no objection.
- 2 **No-dues certificate**
Premium, lease rent and interest fully squared with YEIDA.
- 3 **Any two utility bills**
First electricity bill of the permanent connection, telephone, or water.
- 4 **Bills of plant & machinery**
Matching the project report filed with your application.
- 5 **Meter sealing certificate**
Of the permanent electricity connection.
- 6 **First sale invoice of the finished product**
Proof that production has actually started — the document that makes the unit "functional".
- 7 **Factories Act registration**
From the UP Labour Department (via Nivesh Mitra).

A factory that is built but not producing fails the functional test — the certificate demands the meter, the machines and the first invoice, not just the shed.

Which document trips your file, and in what order to move — +91 95404 45300

send your allotment letter on WhatsApp, we map your clock in writing, free.

vidastu.com/industrial/