Vidastu Developers

ISSUE FOR CONSTRUCTION · YEIDA INDUSTRIAL · REV 01

The YEIDA Industrial *Build File*

Every date, penalty, approval and structural decision between your allotment letter and a functional factory — on six sheets, with the clause numbers.

PREPARED FOR YEIDA INDUSTRIAL ALLOTTEES — SECTORS 28 · 29 · 32 · 33 · 10

PRIMARY SOURCE YEIDA SCHEME BROCHURE YEA/IND8000(2025-26)-14, CL. 2.1–3.11

YOUR VINTAGE MAY DIFFER WE VERIFY AGAINST YOUR ALLOTMENT LETTER, FREE

SHT-02 · THE CLOCK

48 months. Then the meter runs on you.

Your functional certificate is due within **48 months of lease-deed execution** (cl. 2.2.1). A CEO grace of six months exists on valid grounds – 54 months at the outside (cl. 2.2.3). After that, every path costs money.

STAGE	WHAT IT COSTS	CLAUSE
Months 0-48	Nothing extra – design, sanction, build, utilities and the FC dossier all land inside the window	cl. 2.2.1
Grace	Up to 6 months on valid grounds, CEO approval	cl. 2.2.3
Extension yr 1	**4% of your total bid amount** – for holding, not building	cl. 2.2.3
Extension yr 2	**1% per month of the prevailing allotment rate** (final year, only with adequate explanation – and the rate base keeps rising)	cl. 2.2.3 NOTE
After that	**Cancellation:** 20% of total bid forfeited, YEIDA resumes the plot *along with any structure on it*, balance refunded without interest	cl. 2.2.4

The paid ladder attached to the functional certificate – YEA/IND8000(2025-26)-14.

COMMON MISREADING

The 31 December 2026 no-charge window is residential relief – not yours. YEIDA's 87th board (7 Nov 2025) extended it for "allottees who executed lease deeds for residential plots" (Times of India, 8 Nov 2025). The January 2026 industrial brochure, issued after that decision, still charges the 4% / 1%-per-month ladder. Industrial plots run their own 48-month track.

This is enforced, not theoretical: 39 industrial plots have already been cancelled by YEIDA for missing the lease-deed deadline alone – and corridor-wide, roughly 990 approved maps stand against 2,495 executed lease deeds. Most allottees are behind their own clock.

What the scheme obliges you to pay — and when.

The construction clock is one of four financial obligations running in parallel. Miss any of them and the penalties compound independently.

OBLIGATION	THE TERMS
Lease deed & possession	Execute within **60 days** of YEIDA's checklist (cl. 3.1.2). Failure: allotment cancellable, **10% of everything deposited forfeited** (cl. 3.1.3). CEO may extend to 180 days in exceptional cases – at 2.5% of total bid, pro-rata.
Payment schedule	**40% of bid** (net of the 10% registration money) within 60 days of allotment, interest-free; **balance 60% in 4 half-yearly installments at 10% p.a.**, first due 6 months from the allotment letter. Default: 13% p.a. compounded half-yearly, plus GST.
Lease rent	**2.5% of total bid per year**, in advance, plus GST – or a one-time payment of 11× annual (27.5%). YEIDA may enhance up to 50% every 10 years.
Construction → FC	The 48-month ladder on Sheet 02 – the only obligation whose cost you control by building on time.

Scheme Data Sheet items 9–11, 21 and cl. 3.1 – YEA/IND8000(2025-26)-14.

THE TWO RIGHTS YOUR FUNCTIONAL CERTIFICATE UNLOCKS

RIGHT	THE GATE
Transfer / sale	Permitted **only after YEIDA declares the unit functional** (cl. 3.11.1). Even diluting shareholding below 51% is gated on functionality or 5-year retention. Transfer charge: 5% of bid + ₹10,000 processing.
Mortgage	Available after paying ≥30% of bid and registering the lease deed, in favour of RBI-approved lenders – YEIDA keeps first charge for its dues (cl. 3.10).

Read cl. 3.11.1 again if you're thinking of exiting instead of building: an industrial plot cannot be legally transferred until the unit on it is functional. Whether you intend to run the factory or sell the asset, the path goes through construction – the clock decides only how much margin you keep.

Eight rungs between allotment and functional.

Most allottees discover these one at a time and lose months between rungs. Run in the right order – and in parallel where the rules allow – the ladder is procedure, not drama.

01 **Lease deed & possession** – within 60 days of YEIDA's checklist, after paying ≥40% of bid + first year's lease rent.

02 **Building plan on BPMS** – drawings + scrutiny fees filed on bpms.yamunaexpresswayauthority.com. No refusal within **60 days = deemed sanction**; the permit stays valid 5 years.

03 **Fire NOC** – UP Fire & Emergency Services, via the Nivesh Mitra single window.

04 **UPPCB Consent to Establish (CTE)** – before construction starts. The scheme admits non-polluting units, so most allottees clear green/orange category.

05 **Construction** – the build itself; structure choice on Sheet 05, sequence on Sheet 06.

06 **Utilities + Consent to Operate + factory licence** – permanent power and meter sealing, UPPCB CTO before production, Factories Act registration. Sequenced together, these overlap the finishing trades.

07 **Completion / occupancy certificate** – applied via BPMS; no objection within **90 days = deemed occupancy** under the Building Regulations.

08 **Functional certificate** – the 7-document bundle (Sheet 06) to GM (Industries). This closes the obligation.

The two deemed-approval clocks are your leverage: 60 days on the building plan, 90 days on occupancy. Filed correctly, the calendar itself becomes your approval – filed sloppily, each bounce resets months you don't have.

PEB or RCC — let the clock choose.

Span, eave height, crane loads and flooring grade move your cost more than the structure system does. But when a deadline is running, **speed is the deciding spec** – and for single-storey industrial, PEB is roughly twice as fast.

FACTOR	PEB (PRE-ENGINEERED STEEL)	RCC (CONVENTIONAL)
Cost drivers	Steel tonnage, span, eave height, cladding spec	Concrete volume, formwork, longer time on site
Speed – 10,000 sq ft	≈ 2.5–3 months	≈ 6–9 months
Clear spans	30–60 m, no internal columns	Practical to ~12–15 m per bay
Best for	Single-storey manufacturing, warehousing, tall eaves, future extension	Multi-storey / flatted factories, heavy vibration, special fire cases
Deadline maths	Fabrication runs parallel to foundations	Sequential structure – needs runway

Vidastu builds both – the recommendation comes in writing, matched to your months remaining.

DECISION RULE WE PUT IN WRITING

≥ 18 months left and multi-storey needs – RCC or hybrid is still open to you.

< 12 months left, single-storey – PEB is usually the only structure that still lands an FC in time.

WHAT THE SITE ITSELF IMPOSES

CONSTRAINT	VALUE ON THIS CORRIDOR
Height cap (reg. 24.3)	Plots to 1,000 sqm: **18 m**, 60% ground coverage, FAR 1.5 · 1,000–12,000 sqm: **24 m**, 60% coverage. Near the airport, AAI clearance applies regardless.
Seismic	Zone IV (IS 1893) – sizes bracing, anchor bolts, connections
Wind	47 m/s basic design speed (IS 875-3) – among the higher plains values; a design stamped for a milder zone cannot be re-stamped here

Why no ₹-per-sq-ft table? Every factory prices differently, and a flat rate-card quote is the number that gets revised mid-build. You get one binding, itemised fixed quote after a free site visit.

The seven documents — and the sequence that produces them.

The functional certificate demands proof of **production, not construction** – the meter, the machines and the first invoice, not just the shed. The dossier (brochure cl. 2.2.1):

- [ ] **Building Completion Certificate** – via BPMS
- [ ] **No-dues certificate** – all YEIDA payments clear
- [ ] **Any two utility bills** – services live and billing
- [ ] **Plant & machinery bills** – the unit is equipped
- [ ] **Meter sealing certificate** – permanent power
- [ ] **First sale invoice** of the finished product
- [ ] **Factories Act registration**
- [ ] → filed to **GM (Industries), YEIDA**

TYPICAL PLOT-TO-FUNCTIONAL SEQUENCE – 1,000–4,000 SQM PEB UNIT, ≈8–12 MONTHS

The free first step: send your allotment letter on WhatsApp to **+91 95404 45300** and we return your exact clock in writing – lease-deed date, FC deadline, current standing, and which of the eight rungs you're actually on. No obligation, whether or not we ever build for you.

One contract from map sanction to functional certificate · milestone-gated payments – nothing proceeds till the last stage is signed off · weekly timestamped site photos · one project manager who picks up.

Primary source: YEIDA industrial scheme brochure YEA/IND8000(2025-26)-14 (yamunaexpresswayauthority.com, Jan 2026), clauses 2.1–3.11 and Data Sheet. Older allotments run on their own scheme vintages – your allotment letter and lease deed govern; we verify against your documents before planning. This file is an informational reading of published conditions, not legal advice.