

THE UTTAR PRADESH REAL ESTATE APPELLATE TRIBUNAL
AT
LUCKNOW.

RA No.110 of 2024
In re:
Appeal No.171 OF 2021

Uttar Pradesh State Industrial Development Authority
..... Appellant.

Vs.

Dr.Ashok Kumar Tiwari **..... Respondent.**

Hon’ble Mr. Justice Suneet Kumar, Chairman.
Hon’ble Mr.Devindar Singh Chaudhry, Technical Member.

Order on RA No.110 of 2024

1. Heard Sri Kartikey Dubey, learned counsel for appellant on RA No.110 of 2024.
2. Averments made in the affidavit accompanying the application RA No.110 of 2024 are sufficient to recall the orders dated 08.11.2021, 25.03.2022 and order dated 25.08.2022, accordingly, these orders are recalled and the Appeal No.171 of 2021 is restored to its original file and number. The application RA No.110 of 2024 is accordingly disposed of. Now we proceed to hear and dispose of Appeal No.171 of 2021.

Order on Appeal No.171 of 2021

2. The appellant is assailing the order dated 13.10.2020, passed by the Uttar Pradesh Real Estate Regulatory Authority (for short, RERA Authority), arising from Complaint No.LKO/186/12/1118/2019 (Dr.Ashok Kumar Tiwari vs. UPSIDC).
3. The facts of the case, in brief, are that the appellant Uttar Pradesh State Industrial Development Authority launched the “Trans Ganga City, Unnao” project which principally focused around “Future Perfect Self

Sustained Industrial City”. From the brochure itself it was clear that the major portion of the project was for industrial use only. The allotment of residential plots had started from 15.08.2015. The Trans Ganga Project is developed as an Industrial project. The same is duly notified by the State Government by notification dated 06.01.2018. The residential and commercial plots are allotted to the industrialists and others which is in furtherance to the achievement of industrial growth and development of the area. It is hereby stated that the residential plots are carved out not for the purposes of the township.

4. The respondent made an application for allotment of Residential Plot at Trans Ganga City, Unnao on 02.09.2015. In furtherance of application dated 02.09.2015 the residential plot no.B-83, Sector-7, Industrial Area Trans Ganga City (Housing), District Unnao, was allotted to the respondent.
5. Learned counsel for appellant, at the outset, submits that the instant appeal can be decided in terms of the decision rendered in batch of appeals, leading being Appeal No.199 of 2020, Uttar Pradesh State Industrial Development Corporation Ltd. Vs. Baneshwar Dayal Suman, decided on 14.09.2021.
6. In view thereof, the instant Appeal No.171 of 2021 stands **dismissed** in terms of the decision rendered in batch of appeals, leading being Appeal No.199 of 2020, Uttar Pradesh State Industrial Development Corporation Ltd. Vs. Baneshwar Dayal Suman, decided on 14.09.2021.
7. It is informed by the Registry that the amount deposited under Section 43(5) of the Act has already been remitted to UP RERA for disbursement in accordance with law.
8. Cost is assessed at Rs.5,000/- to be paid by the appellant to the respondent.

Dated : 10.09.2025

Irfan

(Devindar Singh Chaudhry)

(Suneet Kumar)