

New Okhla Industrial Development Authority

Main Administrative Building
Sector-06, Noida-201301, Uttar Pradesh

Website: www.noidaauthorityonline.com

Online Building Plan Approval System (OBPAS)

Date : 18-03-2025

From
The Chief Executive Officer,
New Okhla Industrial Development Authority,
NOIDA Uttar Pradesh

To
CHAMBAL TRADING PVT. LTD.
A - A-304, E-8 Krishna Apra Residency, Sector-61, Noida, Gautam Buddha Nagar Uttar Pradesh 201301

Sir / Madam,

With reference to your application no. **2024/02/01/10164** dated **2024-02-01 07:42:12** for grant of sanction of Institutional IT/ITES building plan for plot no. - **37AND38**, block no. **A**, in Sector - **62**, NOIDA U.P, Total Proposed Area- **236991.06**, Proposed Ground Coverage-**11965.22** , Proposed FAR-**125932.52**, Permissible Ground Coverage- **12000.000**, Permissible FAR-**126000.000**,. It is to inform that the sanction request is being conceded by the Noida Authority under the following conditions mentioned below for your ready reference.

1. This sanction is granted under the provision of the New Okhla Industrial Development Area Building regulations-2010 (As Amended).
2. The validity of the Sanction plan shall be for five years from the date of sanction or the time mentioned for completion of construction in the lease deed or the time extension granted by the concerned property department, whichever is earlier.
3. After completion of the construction, allottee have to apply for occupancy certificate within validity period along with necessary documents as mentioned in the Appendix-9 (Checklist 9A) of the New Okhla Industrial Development Area Building regulations-2010 (As Amended).
4. If demanded by the Authority, allottee shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing and letter shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes, prior permission is required from the Authority.
7. Allottee and Architect shall be responsible for carrying out the work in accordance with the provision of the New Okhla Industrial Development Area building regulation-2010 (As Amended).
8. Allottee shall be required to follow the terms & condition as mentioned in various NOC's issued by different organization of State/Central Government from time to time.
9. No activities/Use shall be permitted in the premises other than as prescribed in Broucher / Allotment letter/Lease deed.
10. Building shall not be occupied before getting completion certificate from the Authority.
11. If there is any dispute arises related with ownership of the property, it would be sole responsibility of the owner.
12. During construction period, building material shall be placed in such a way that no traffic movement should be blocked.
13. The allottee has to follow all directions/ orders issued by National Green Tribunal/ Code/Commissions from time to time
14. No parking of any kind shall be permitted outside premises and adjoining road of the plot.
15. No ground water shall be allowed to extract for construction of the building, without prior permission of Central Ground Water Authority.
16. Provision of Rain Water Harvesting and solid waste Management shall be made as per norms.
17. At the time of completion of project, Service shall be provided as per norms in service floor otherwise area of service floor shall be counted in main FAR.
18. Allottee has to take STP water from NOIDA Authority for building construction.

19. The construction work will be started only after getting Environmental NOC under relevant act. (If Applicable).
20. The construction work beyond the height of 30 mtrs. Shall be done after getting NOC from Airport Authority (If Applicable).
21. संस्थागत विभाग से सन्दर्भित भूखण्ड पर आई.टी./आई.टी.ई.एस. उपयोग हेतु करेक्शन डीड स्वीकृति पत्र जारी होने के 30 कार्यदिवसों के अन्दर जमा करानी होगी।

The details of Floor wise proposed area is as follows:

PLOT AREA- 40000
PERMISSIBLE GROUND COVERAGE- 12000.000
PROPOSED GROUND COVERAGE- 11965.22
PERMISSIBLE FAR- 126000.000
PROPOSED FAR- 125932.07
No. of DWELLING UNITS-
TOTAL PROPOSED AREA- (FAR+NON FAR)- 236991.49

Yours Faithfully,

For New Okhla Industrial Development Authority

MEENA
Digitally signed by
MEENA BHARGAVA
BHARGAVA Date: 2025.03.19
15:43:04 +05'30'
(Meena Bhargava)

GM Planing