

# Greater Noida Industrial Development Authority

169, Chitvan Estate Sector-Gamma, Greater Noida, Gautam Budh Nagar, 201306

PLG/(BP).3724/66

Dated...4/1/2016

To,

M/s Euphoria Sports city (P) Ltd.  
S-406, Lower Gr. Floor, G.K.-II,  
New Delhi-48

Sir,

**CONDITIONAL** with respect point no 17 vis-à-vis notification 60(A) dated 27-1-1994 and its amendment from time to time and notification dated 14-09.2006 issued by Ministry of Environment & Forest and point no. 18 vis-à-vis guidelines dt.15.11.2012 of C.G.W.A.

With reference to your application no-67529, dated-02.11.2016, for grant of Sanction of Building plan on Plot no- SC-01, Sector-Adjoining Techzone-IV, Greater Noida, it is to inform you that the sanction of the following buildings is being granted.

| PROPOSED DEVELOPMENT AND BUILDING TYPE         | No. of Building | Ground Coverage in each building (in Sq.Mt.) | FAR Area in each building (in Sq.Mt.) | Total Ground Coverage in building (in Sq.Mt.) | Total FAR Area in building (in Sq.Mt.) | NO OF UNITS |
|------------------------------------------------|-----------------|----------------------------------------------|---------------------------------------|-----------------------------------------------|----------------------------------------|-------------|
| <b>GOLFER CONDOMINIUM</b>                      |                 |                                              |                                       |                                               |                                        |             |
| GOLFER CONDOMINIUM =(A)<br>(10 unit per Tower) | 14              | 191.55                                       | 896.43                                | 2681.7                                        | 12550.02                               | 140         |
| GOLFER CONDOMINIUM =(B)<br>(10 unit per Tower) | 07              | 251.53                                       | 1192.7                                | 1760.71                                       | 8348.90                                | 70          |
| <b>GOLFER VILLAS</b>                           |                 |                                              |                                       |                                               |                                        |             |
| GOLFER VILLA Type- 1 A                         | 43              | 69.85                                        | 136.61                                | 3003.55                                       | 5874.23                                | 43          |
| GOLFER VILLA Type- 1 B                         | 03              | 69.85                                        | 127.19                                | 209.55                                        | 381.57                                 | 3           |
| GOLFER VILLA Type- 1 C                         | 05              | 69.85                                        | 69.85                                 | 349.25                                        | 349.25                                 | 5           |
| GOLFER VILLA Type- 1 D                         | 48              | 69.85                                        | 127.19                                | 3352.8                                        | 6105.12                                | 48          |
| GOLFER VILLA Type -2X- A                       | 08              | 79.09                                        | 157.21                                | 632.72                                        | 1257.68                                | 8           |
| GOLFER VILLA Type -2X- B                       | 01              | 79.09                                        | 79.09                                 | 79.09                                         | 79.09                                  | 1           |
| GOLFER VILLA Type- 2Y- A                       | 10              | 80.97                                        | 157.56                                | 809.7                                         | 1575.60                                | 10          |
| GOLFER VILLA Type -2Y-B                        | 02              | 80.97                                        | 80.97                                 | 161.94                                        | 161.94                                 | 2           |
| GOLFER VILLA Type- 2Z- A                       | 16              | 84.68                                        | 163.95                                | 1354.88                                       | 2623.20                                | 16          |
| GOLFER VILLA Type -2Z-B                        | 02              | 84.68                                        | 84.68                                 | 169.36                                        | 169.36                                 | 2           |
| GOLFER VILLA Type -3 A                         | 10              | 82.56                                        | 162.61                                | 825.6                                         | 1626.10                                | 10          |
| GOLFER VILLA Type -3 B                         | 85              | 82.56                                        | 147.45                                | 7017.6                                        | 12533.25                               | 85          |
| GOLFER VILLA Type -3 C                         | 8               | 82.56                                        | 82.56                                 | 660.48                                        | 660.48                                 | 8           |
| GOLFER VILLA Type- 4 A                         | 21              | 99.34                                        | 211.06                                | 2086.14                                       | 4432.26                                | 21          |
| GOLFER VILLA Type- 4B                          | 40              | 99.34                                        | 194.22                                | 3973.6                                        | 7768.80                                | 40          |
| GOLFER VILLA Type- 4 C                         | 12              | 99.34                                        | 99.34                                 | 1192.08                                       | 1192.08                                | 12          |
| GOLFER VILLA Type -5 A                         | 2               | 96.77                                        | 275.1                                 | 193.54                                        | 550.20                                 | 2           |
| GOLFER VILLA Type -5 B                         | 43              | 96.77                                        | 244.05                                | 4161.11                                       | 10494.15                               | 43          |
| GOLFER VILLA Type -5 C                         | 16              | 96.77                                        | 96.77                                 | 1548.32                                       | 1548.32                                | 16          |
| GOLFER VILLA Type -5 D                         | 12              | 96.77                                        | 275.1                                 | 1161.24                                       | 3301.20                                | 12          |
| GOLFER VILLA Type- 6 A                         | 11              | 125.48                                       | 339.39                                | 1380.28                                       | 3733.29                                | 11          |
| GOLFER VILLA Type- 6 B                         | 50              | 125.48                                       | 303.8                                 | 6274                                          | 15190.00                               | 50          |
| GOLFER VILLA Type -7 A                         | 6               | 134.49                                       | 366.3                                 | 806.94                                        | 2197.80                                | 6           |
| GOLFER VILLA Type -7 B                         | 23              | 134.49                                       | 338.62                                | 3093.27                                       | 7788.26                                | 23          |
| GOLFER VILLA Type -7 C                         | 8               | 134.49                                       | 366.3                                 | 1075.92                                       | 2930.40                                | 8           |
| GOLFER VILLA Type -8 A                         | 2               | 148.13                                       | 148.13                                | 296.26                                        | 296.26                                 | 2           |
| GOLFER VILLA Type -8 B                         | 8               | 148.13                                       | 148.13                                | 1185.04                                       | 1185.04                                | 8           |

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| SPORTS FACILITIES               | No. of Building | Ground Coverage in each building (in Sq.Mt.) | FAR Area in each building (in Sq.Mt.) | Total Ground Coverage in building (in Sq.Mt.) | Total FAR Area in building (in Sq.Mt.) |
|---------------------------------|-----------------|----------------------------------------------|---------------------------------------|-----------------------------------------------|----------------------------------------|
| TENNIS CENTRE                   | 2               | 150.00                                       | 150.00                                | 300.00                                        | 300.00                                 |
| SWIMMING CENTRE                 | 1               | 344.31                                       | 344.31                                | 344.31                                        | 344.31                                 |
| CRICKET ACADEMY                 | 1               | 268.48                                       | 515.67                                | 268.48                                        | 515.67                                 |
| GOLFER CLUB                     | 1               | 1014.45                                      | 1014.45                               | 1014.45                                       | 1014.45                                |
| INDOOR MULTIPURPOSE SPORTS HALL | 1               | 2000.00                                      | 2689.06                               | 2000.00                                       | 2689.06                                |
| MEDIA/IT CENTRE                 | 1               | 1000.00                                      | 1000.00                               | 1000.00                                       | 1000.00                                |

| PRO-SHOP   | No. of Building | Ground Coverage in each building (in Sq.Mt.) | Total FAR Area of each type of Building (in Sq.Mt.) |
|------------|-----------------|----------------------------------------------|-----------------------------------------------------|
| PRO-SHOP1  | 1               | 739.06                                       | 1397.39                                             |
| PRO-SHOP2  | 1               | 739.06                                       | 1397.39                                             |
| PRO-SHOP3  | 1               | 540.12                                       | 540.12                                              |
| PRO-SHOP4  | 1               | 1782.22                                      | 1782.22                                             |
| PRO-SHOP5  | 1               | 739.99                                       | 739.99                                              |
| PRO-SHOP6  | 1               | 176.67                                       | 176.67                                              |
| PRO-SHOP7  | 1               | 176.67                                       | 176.67                                              |
| PRO-SHOP8  | 1               | 1041.07                                      | 1041.07                                             |
| PRO-SHOP9  | 1               | 98.19                                        | 98.19                                               |
| PRO-SHOP10 | 1               | 98.19                                        | 98.19                                               |

| Residential Villas Type | No. of Building | Ground Coverage in each building (in Sq.Mt.) | FAR Area in each building (in Sq.Mt.) | Total Ground Coverage in building (in sq.Mt.) | Total FAR Area in building (in Sq.Mt.) | NO OF UNITS |
|-------------------------|-----------------|----------------------------------------------|---------------------------------------|-----------------------------------------------|----------------------------------------|-------------|
| VILLA Type- 4 R         | 42              | 99.34                                        | 211.06                                | 4172.28                                       | 8864.52                                | 42          |
| VILLA Type -5 R         | 10              | 96.77                                        | 275.1                                 | 967.7                                         | 2751                                   | 10          |
| VILLA Type- 6 R         | 23              | 125.48                                       | 339.39                                | 2886.04                                       | 7805.97                                | 23          |
| VILLA Type -7 R         | 12              | 134.49                                       | 366.3                                 | 1613.88                                       | 4395.6                                 | 12          |
| VILLA Type -8 R         | 2               | 148.13                                       | 410.25                                | 296.26                                        | 820.5                                  | 2           |
| VILLA Type -9 R         | 2               | 198.68                                       | 388.45                                | 397.36                                        | 776.9                                  | 2           |
| VILLA Type -10 R        | 6               | 193.54                                       | 488.1                                 | 1161.24                                       | 2928.6                                 | 6           |
| VILLA Type -11 R        | 2               | 250.97                                       | 607.61                                | 501.94                                        | 1215.22                                | 2           |

| Commercial    | No. of Building | Ground Coverage in each building (in Sq.Mt.) | Total FAR Area of each type of Building (in Sq.Mt.) |
|---------------|-----------------|----------------------------------------------|-----------------------------------------------------|
| COMMERCIAL -1 | 1               | 673.2                                        | 673.2                                               |
| COMMERCIAL -2 | 1               | 673.2                                        | 673.2                                               |
| COMMERCIAL -3 | 1               | 865.66                                       | 1138.32                                             |
| COMMERCIAL -4 | 1               | 739.94                                       | 2635.61                                             |

The above sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this sanction is **up to-5 Years**
3. In case allotment is cancelled/lease in determine for whatsoever reason by functional department, aforesaid sanction shall automatically be deemed to have been withdrawn.

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4. During this period, after the completion of construction it is necessary to apply for occupancy certificate. **Time extension charge shall be payable as applicable.**
5. If demanded by the Authority. You shall be liable to pay charges for the provision of any further facilities/development/improvement.
6. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
7. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
8. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And directions made from time to time.
9. Prior permission is required before digging an under ground bore well.
10. No activity other than as specified in lease deed shall be permitted in the premises
11. Prior permission from the Authority is required for temporary structure also like labour huts & site office
12. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided.
13. Services, rain water harvesting shall be laid as per approval of Authority.
14. No parking of any kind shall be permitted on r/w of road.
15. Pejometer shall have to be installed as per direction issued by Authority.
16. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
17. Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no-60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14-09-2006 which ever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.
18. Before starting construction, the NOC is required from Central Ground Water Authority under notification dated 15.11.2012. The copy of N.O.C. from C.G.W.A. shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.
19. Mechanical ventilation to be provided in the Basement as per L.S. Code
20. The lead member shall ensure that all the subdivided plot holders shall get detailed plans of all the plots sanctioned and take completion thereafter as per Greater Noida Building Regulation.
21. The Promoter shall follow the Apartment Act-2010 and its applicability to the project as per defined rules and amendments made in future. As per the Provision of U.P. Apartment Rules 2011.
22. The construction on the plot shall have to be done in accordance with the provisions of MOEF Guidelines 2010 and Honorable NGT orders from time to time in this regard.
23. The promoter shall inform the office of GM (PLNG) for site visit when construction upto plinth level and Gr. Floor Slab level is reached. After clearance from planning department the promoter can go ahead with Construction beyond plinth level & Ground Floor slab.
24. Each Consortium member will be get Labour Cess Registration done with Labour Dept. of U.P. and submit copy in the office of G.M.(Plng) before Starting any construction.

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LEENU SAHGAL  
GM (Plng. & Arch)

Encl: Copy of sanctioned drawings ( )  
Copy to: G.M. (Engg.) for information and n.a

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