

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 : 27-05-2024

From

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

To

M/S JAYPEE INFRATECH LTD.
POCKET-B9 - POCKET-B9, KRYSTAL COURT RESIDENCES, JAYPEE GREENS, SECTOR-128, NOIDA, U.P.

Sir / Madam,

With reference to your application no. **2023/04/17/8805** dated **2023-04-17 11:34:58** for grant of sanction of Group Housing building plan for **plot no. - B9, block no. POCKET-B9, in Sector - 128, NOIDA U.P, Total Proposed Area-195353.672, Proposed Ground Coverage-7191.86 , Proposed FAR-105830.44, Permissible Ground Coverage-7603.800, Permissible FAR-105830.550,**. 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. This map is valid upto 5 years from the date of issue of sanction letter (as per time per time provided lease deed).
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 Brochure / 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/NBC Code-2016/Commissions from time totime
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. It is expected that Electric Vehicle Charging Facility shall be provided for at least 20% of required ECS (Equivalent Car Space).
22. The norms of green building as given in the gold rating certificate of LEED shall be strictly followed and it shall be renewed from time to time.
23. Provision for LPG/PNG gas leakage detector should be made in kitchens.
24. The fire NOC shall be renewed time to time.

The details of Floor wise proposed area is as follows:

PLOT AREA- 25346
PERMISSIBLE GROUND COVERAGE- **7603.800**
PROPOSED GROUND COVERAGE- **7191.86**
PERMISSIBLE FAR- **105830.550**
PROPOSED FAR- **105830.44**
No. of DWELLING UNITS-
TOTAL PROPOSED AREA- (FAR+NON FAR)- **195353.672**

Yours Faithfully,
For New Okhla Industrial Development Authority

(Ishtiyak Ahmed)
GM (Planning)

नवीन ओखला औद्योगिक विकास प्राधिकरण

मुख्य प्रशासनिक भवन, सैक्टर-06, नौएडा

पत्र संख्या: नौएडा/मु0वा0नि0/2024/ 4159
दिनांक: 4-6-24

मै0 जे.पी. इन्फ्राटेक लि0,
सैक्टर-128,
नौएडा।

विषय:- आवासीय पॉकेट-बी-9, क्रिस्टल कोर्ट व कासा ब्लान्का, जे.पी. विश टाउन, सैक्टर-128, नौएडा के संबंध में।

कृपया उपर्युक्त विषयक स्वकीय प्रार्थना पत्र दिनांक 27.05.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसमें आपके द्वारा पॉकेट-बी-9, क्रिस्टल कोर्ट व कासा ब्लान्का का दिनांक 27.05.2024 को जारी स्वीकृति पत्र में क्रिस्टल कोर्ट रेजीडेन्सीस के स्थान पर क्रिस्टल कोर्ट व कासा ब्लान्का किये जाने का अनुरोध किया गया है।

उक्त के संबंध में अवगत कराना है कि आपके वास्तुविद् द्वारा दिनांक 17.04.2023 को किये गये ऑनलाईन आवेदन-2023/04/17/8805 में आवेदन के समय त्रुटिवश क्रिस्टल कोर्ट व कासा ब्लान्का के स्थान पर क्रिस्टल कोर्ट रेजीडेन्सीस अंकित कर दिया गया, जिस कारण दिनांक 27.05.2024 को प्राधिकरण द्वारा निर्गत स्वीकृति पत्र में भी क्रिस्टल कोर्ट व कासा ब्लान्का के स्थान पर क्रिस्टल कोर्ट रेजीडेन्सीस अंकित हो गया है। चूंकि ऑनलाईन पोर्टल पर स्वीकृति पत्र self generated होता है, जिसमें वास्तुविद् द्वारा फीड किया गया डाटा ही अंकित होता है। अतः वास्तुविद् द्वारा की गयी त्रुटि को ठीक करते हुए प्राधिकरण द्वारा आवासीय पॉकेट-बी-9, क्रिस्टल कोर्ट व कासा ब्लान्का का दिनांक 27.05.2024 को जारी स्वीकृति पत्र में क्रिस्टल कोर्ट रेजीडेन्सीस के स्थान पर क्रिस्टल कोर्ट व कासा ब्लान्का पढ़ा जाये।

(इशितयाकि अहमद)
महाप्रबन्धक (नियोजन)
नौएडा 04/06/2024