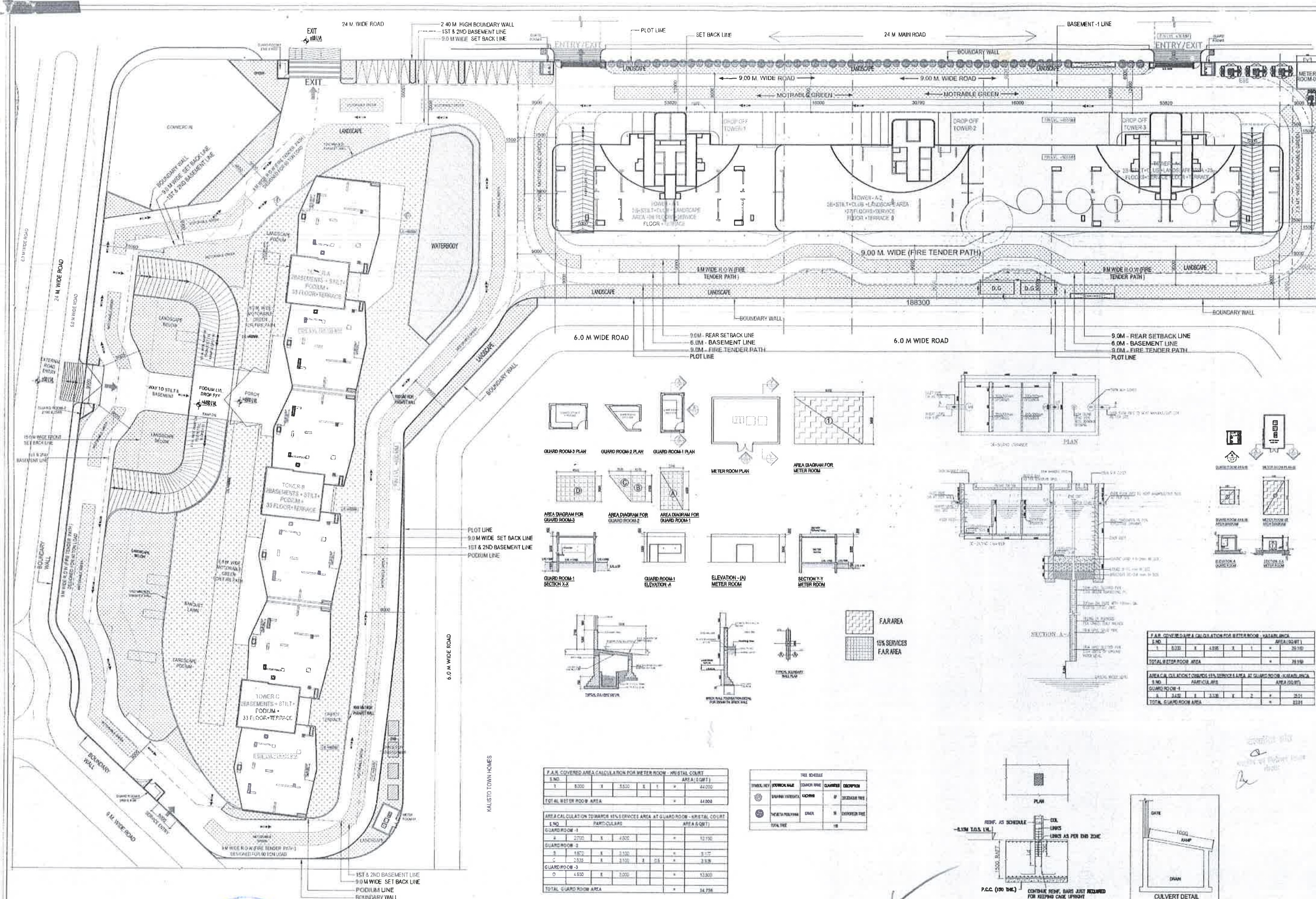




KEY PLAN

NOTE:-

- The Dimensions / Area statement shown in the drawings has been checked & verified by architect and owner.
- Owner shall be responsible / liable for any change in the dimensions / area statement.
- All area in Sqm & dimensions are in mm.

For Jaypee Infratech Limited

Author's Signature

Town Planner's Signature

Architect's Signature

CONFLUENCE

NEW DELHI, INDIA

JAYPEE INFRASTRUCTURE LTD.

SITE PLAN

PODIUM TERRACE

SUBMISSION FOR JAYPEE KRISTAL COURT & KASABLANCA RESIDENCES (POCKET B-4) JAYPEE GREENS, SECTOR 12B, NOIDA, (U.P.)

Scale: NTS

Date: 18-08-2023

Drawing No: S-01

Drawn by: VASANT

Checked by: RAJAJ SINGH

Revision No:

NOIDA AUTHORITY:

Sanctioned Architect: Anshu

Chief Architect: Chid



AREA STATEMENT POCKET B-9										
BUILDING / TOWER	NO OF TOWER	TOWER F.A.R	15% SERVICES FAR AREA	NON F.A.R AREA	BASMENT NON F.A.R AREA	G. COVER	NO. OF DU	DENSITY 4.5 PER	NO. OF FLOOR	HEIGHT OF TOWER
POCKET - B-9										
TOWER - A	1	15692.312	1754.843	4088.684			85	270	0-33	ROAD TO TOWER LV 129.624 MTR
TOWER - B	1	15692.302	1754.843	4088.684		3123.96	85	270	0-33	
TOWER - C	1	15692.312	1754.843	4088.684			85	270	0-33	
TOWER A-1	1	18130.796	2040.591	4688.929			21	230	0-18	
TOWER A-2	1	13271.264	1735.809	2628.798		3024.86	22	122	B=30	
TOWER A-3	1	22207.828	2377.055	4869.457			54	243	S+31	
COMMUNITY CENTER (TOWER-A & B,C)		3408.139		102.285						
COMMUNITY CENTER (TOWER-A & A-1,A-2,A-3)		2550.447	600.484	5165.424						
STILT AREA		0.000	0.000	6068.560						
BASEMENT-1 UPPER		0.000	984.328		17911.401					
BASEMENT-2 LOWER		0.000	1147.868		18224.478					
SERVICES FLOOR				1224.160						
GUARD ROOM - A,B & C			34.756			34.756			4 EMTS	
GUARD ROOM - A-1, A-2 & A-3			23.000			23.000			4 EMTS	
METER ROOM - A,B & C			44.000			44.000			4 EMTS	
METER ROOM - A-1, A-2 & A-3			38.160			38.160			4 EMTS	
TOTAL GRAND TOTAL										
TOTAL BUILD-UP AREA	6	105830.428	18100.376	38286.998	38135.870	7091.66		1404		
			195353.672							

GREEN AREA STATEMENT POCKET B-9			
		TOTAL	
TOTAL AREA FOR DEVELOPMENT (KRISTAL COURT)	(A)	14776.00	
TOTAL AREA FOR DEVELOPMENT (KASABLANCA)	(B)	10570.00	
TOTAL G.COVERED AREA	(C)	7191.86	
TOTAL OPEN AREA	(A+B-C)=D	18164.14	SQ.MT
REQUIRED GREEN AREA = 50% OF OPEN AREA		9077.07	SQ.MT
KRISTAL COURT RESIDENCES PROPOSED GREEN AREA _Site lvl (A)		3232.637	SQ.MT
KRISTAL COURT RESIDENCES PROPOSED GREEN AREA _Podium lvl (B).		3111.163	
(KASABLANCA) TOTAL GREEN AREA		3805.386	
TOTAL PROPOSED GREEN AREA (A+B)	55.91%	10149.19	SQ.MT
ONE TREE PER 100 SQUIRE METER OF OPEN SPACE			
TOTAL REQUIRED TREE		181.54	SAYS
TOTAL PROPOSED TREE		185	TREE
50% TO BE IN CATEGORY OF EVERGREEN TREE			

PROPOSED PARKING STATEMENT POCKET B-9						
5	PROPOSED PARKING AS PER E.C.S (including visitor parking)	PARKING AREA				ECS
A	BASEMENT-2 PARKING AREA (A, B, C)	9187.450	/	30	*	30
B	BASEMENT-1 PARKING AREA (A, B, C)	8636.056	/	30	*	29
C	STILT AREA (NON F.A.R)	5832.547	/	30	*	19
D	OPEN SURFACE PARKING AREA	280.00	/	20	*	1
E	BASEMENT-2 PARKING AREA (A-1A-2A-3) (STACK PARKING)	6045.805	/	18	*	38
F	BASEMENT-1 PARKING AREA (A-1A-2A-3) (STACK PARKING)	6552.154	/	18	*	36
6	TOTAL PROPOSED PARKING (A + B + C + D)				*	155

KEY PLAN					
AREA / AREA STATEMENT					
1. The Dimensions/ Area statements shown in the drawings has been checked & verified by architect and owner. 2. Owner shall be responsible / liable for any change in the dimensions / area statement. 3. All work in Square & dimension are to meet.					
Owner's Signature For Jaypee Infratech Limited Authorized Signatory					
Town Planner Signature					
Architect's Signature					
ARCHITECTS Confluence NEW DELHI, INDIA 011-2611 1871 E: info@confluence.com P: +91 11-26111871 +91-8860048888 www.confluence.com architectural interior design landscape architecture interior design					
Client: JAYPEE INFRA TECH LTD.					
Drawing Title AREA STATEMENT					
Job Title SUBMISSION FOR JAYPEE KRISTAL COURT & KABALLANCA RESIDENCES (POCKET B-B) JAYPEE GREENS, SECTOR 12B, NOIDA., (U.P.)					
Scale		Job No.			
NTS					
Date		Drawing No.			
16-08-2023		S-01A			
Drawn by		Checked by		Revision No.	
YASHVIR		BALRAJ SINGH			
NOIDA AUTHORITY:					
Associate Architect		Architect		Chief Architect	

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
(Ishtiyak Ahmed)
GM (Planning)

Digitally signed by
Ishtiyak Ahmed
Date: 2024.05.27
13:04:53 +05'30'