



Mr. Sameer Gaur with Mr. Bernie Ecclestone while signing the Formula 1 Race Agreement

JAYPEE GREENS SPORTS CITY
INFO PACK



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PRODUCT BRIEF

Location Details:

- The project site is located approximately 45 kms south east of Delhi, 15 kms south of Noida & east of the Yamuna river. It will be well connected with the Yamuna Expressway along its east boundary, Eastern Expressway on its west & ring road to South east.
- Proposed metro link would run parallel to the Yamuna Expressway. The main railway between Delhi & Agra runs along the west boundary.
- O Point (Greater Noida) – The time taken is 15 min (approx.)
- Noida / Greater Noida Expressway – The time taken is 25 min (approx.)
- South Delhi – The time taken is 35 – 42 min (approx.)

Yamuna Expressway Project:

Highlights –

- 165 kms long, connecting Noida to Agra
- India's Longest Access Controlled Expressway with Six Lane Concrete Pavement - slated to reduce the travel time between New Delhi and Agra to 2 hours from the present 4 hours
- Yamuna Expressway is poised to be Growth Engine for all round economic and industrial growth in western UP impacting a population of around 30 million.
- Yamuna Expressway Authority has identified ribbon development along Yamuna Expressway to promote Special Development Zones for core activities like IT, Industries, Biotechnology, Service Sectors & Commercial.
- Connecting National Capital Region with other parts of the state will boost economic activity, decongestion of existing roads and reduction in pollution.

Traffic assumption (for Year 2010)-

PCV Assumptions Year 2010	G NOIDA - TEZ
Cars/Jeeeps/Taxis	11531
Mini bus/LCV/Tractor	1757
Bus	1592
Trucks-2A	1413
3A	1273
Truck -M	669
Total	18235

As per the above table, the expected traffic flow from Greater Noida till the Taj Economic Zone (TEZ) will be 18,235 vehicles per day. This figure is expected to double in the next five years.

Strengths of the Area:

- Venue for India's first proposed Formula 1 circuit
- Home for major future development with lot of MNCs and big projects coming up in the neighbouring areas

Other developments in the vicinity:

- Gautam Budh University
- NIIT office
- AMR Infrastructures – commercial

Features:

- » India's first 'Urban Integrated City'
- » Enveloped in acres of landscaped greens & zen thematic gardens
- » Gated community
- » Commercial Zone
- » Spacious & well designed residential units
- » 24*7 Power back up (through Jaypee Group's own power generation plant) and water back up
- » Schools/colleges
- » Convenios / shopping centres
- » Sewage treatment plant
- » Road network
- » Hotels
- » Super Specialty Hospital
- » Town Centre
- » Golf Clubhouse and Social Clubs

USPs of Jaypee Greens Sports City:

- Jaypee Group's brand name & lineage
- Location Advantage
- Accessibility
 - Proposed International Airport
 - Proposed Metro connectivity from Noida to Jewar
 - In future, it will also link with the Expressway along its East boundary & major ring roads
 - The main railway line between Delhi & Agra already runs along its West boundary

India's First Urban Integrated City with:

- Motor race track for holding the 1st proposed F1 race in India
- Go-karting facility
- Stadiums for various sports with related facilities
- Commercial Zone having India's first 'Central Business District' (CBD) comparable to international downtowns having a Financial Centre with business offices, restaurants, convention & exhibition centers etc.
- Entertainment District having Civic Centers with convenience & contemporary amenities having a mixture of commercial / retail / residential uses. Also featuring signature buildings, cultural & civic arts centre with modern infrastructure.
- Cultural City Centre – A devoted world class centre for India / International Art, Religion & History.
- Sports Centre comprising a Golf Course, an Equestrian Centre & other exciting Sports facilities.
- Environment District which will be an eco-residential area with open space preserving natural environment, eco-retreats & hosting eco-activities.
- Hi street retail formats
- Hotels
- Super Specialty Hospital
- World class higher educational facilities, universities, medical centre, Research & Development Park
- Variety of residential options ranging from low rise luxury apartments to high rise ones.
- Pedestrian friendly open spaces
- Own power plant & sewage treatment plant

B. Down Payment Plan

S.No	Payment Due On	% age	Other Applicable Charges
1	Booking amount	As applicable*	
2	On or before 1 month of the Application	(90% of BSP – Booking Amount)	PLC + IDC+ Electric substation
3	On offer of possession	10% of BSP	Social Club Charges + IFMD + Maintenance advance + Lease Rent
	TOTAL	100%	

Note: Down Payment Discount: @ 10% on BSP

FAQs

What are the approach road/ connectivity/Distance?

- The project site is located approximately 45 kms south east of Delhi, 15 kms south of Noida & east of the Yamuna river. It will be well connected with the Yamuna Expressway along its east boundary, Eastern Expressway on its west & ring road to South east.
- The 165 km long Yamuna expressway would connect to Agra and the Eastern expressway connects to Ghaziabad, Noida & Faridabad whereas the ring road would connect to internal regions of Greater Noida.
- Proposed metro link would run parallel to the Yamuna Expressway. The main railway between Delhi & Agra runs along the west boundary.

Who are the Architects & Principal Consultants?

- The project is being designed by world renowned International Architects & Planners, **WATG**. Over the course of the last six decades, WATG has become the world's leading design consultant for the hospitality, leisure and entertainment industries. Having worked in 160 countries and territories across six continents, WATG has designed more great hotels and resorts than any other firm on the planet. Many of WATG's projects have become international landmarks, renowned not only for their design and sense of place but also for their bottom-line success.

The proposed Formula 1 Circuit is being designed by world-famous German architect and auto-racer **Hermann Tilke** who has to his credits the successful completion of several race circuits including the latest Yas Island Circuit at Abu Dhabi.

When will the possession be given?

- Possession will be given after 1 year from the booking date.

How much time will be given for the completion of construction?

- 3 yrs of time would be given to the customer for completion of construction and appropriate penalty would be charged in case of delay in the same

Will the outer façade be given by Jaypee Greens or it depends on the wish of the plot owner?

- There would be an external façade control. A choice of 5-6 kind of floor plans would be provided.

What kind of security would be provided?

- It would offer multi-tier security system with Manned Security at the periphery of the complex and Access Control at the entry / exit gate of the complex

What is the provision for water & power back up?

- 24x7 water & Power back up will be provided. The power generation would be through Jaypee Group's own electricity generation plant.

Who will maintain the common area? Do I pay anything upfront towards common area charges?

- The common areas/services will be maintained by a designated Maintenance Agency on payment of maintenance charges.
- The Interest Free Maintenance Deposit is applicable, as per the payment plan.
- One year charges will have to be paid in advance at the time of handover.

What are the stamp duty charges?

- At present, it is 5% of BSP

PAYMENT RELATED QUERIES

Is the price escalation free?

- Yes the contracted price would be escalation free.

What are the various payment plans available?

- Down payment and Development linked payment plans are being offered

What if there is a delay in payment on due date? Is any interest levied for the same?

- All installments are payable by the due date. Any delay in payment beyond the due date will attract a penal interest @ 18 % p.a. on the delayed amount for the delay period.

Can I request for cancellation of allotment at a subsequent date? What are the financial consequences of the same?

- A request for cancellation can be made at any time after allotment. It may however be noted that the Earnest Money (10% of the total consideration) will be forfeited as the same is non refundable.