



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)-**

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

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 1<sup>st</sup> 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

**Price List**  
**Plots, SPORTS CITY**

BSP @ Rs. 16,200 per sq yd

**Other Applicable Charges:**

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 900.00 per sq yd
3	Electric Sub Station Charges	Rs. 500.00 per sq yd
3	One-time Lease Rent	Rs. 600.00 per sq yd
4	Social Club Membership	Rs. 1.00 Lac
5	Interest Free Maintenance Deposit	Rs. 600.00 per sq yd
6	Maintenance Advance	Rs. 20 per sq yd per month
7	Preferential Location Charges	@ 5% on corner plots / park facing @ 10% of BSP on the park facing corner plots

**Notes:**

1. Maintenance charges/Deposits shall be payable by the allottee separately as follows:-
  - a. The one time Interest Free Maintenance Deposit @ Rs. 600.00 per sq. yd. shall be payable before handing over possession of the premises to the allottee.
  - b. Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 20 per sq yd per month.
2. Areas are indicative only.
3. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
4. Increased / decreased area shall be charged proportionately as per the allotment terms.
5. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Provisional Allotment Letter of the Company.
7. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
8. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
9. Administrative Charges for the first transfer of allotment would be free. Subsequent charges, from 2<sup>nd</sup> transfer onwards, would be @ Rs. 500 per sq yd (at present). The transfer would be allowed only after 30% of the payment has been received from the allottee (subject to change, as per the company policy).

**PAYMENT PLAN:****A. Development Linked Payment Plan**

<b>S No</b>	<b>Payment Due On</b>	<b>% age</b>	<b>Other applicable charges</b>
1	Booking amount	As applicable*	
2	On or before 2 months of the Application	(20% of BSP – Booking Amount)	
3	On Earth filling	10% of BSP	
4	On Leveling	15% of BSP	
5	On Demarcation	15% of BSP	
6	On Laying of Services (drainage & sewerage)	10% of BSP	Electric substation
7	On completion of Road Work	10% of BSP	
8	On laying of Electrical & Water Supply Services	10% of BSP	PLC + IDC
9	On Offer of Possession	10% of BSP	Social Club Charges + IFMD + Maintenance advance + Lease Rent
	<b>TOTAL</b>	<b>100%</b>	

**\* Booking Amount:**

<b>Plot Area (in sq yd)</b>	<b>Booking Amount (in Rs. Lacs)</b>
239	2
299	2
359	2
419	3
538	6
2392	15
4784	25

Cheque should be drawn in favour of '**JPSK Sports Private Limited**'

**Notes:**

1. Installments under S. No. 3 - 9 may run concurrently with those under S. No. 1 - 2 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 3 to 9 shall be sent in advance providing for payment period of up to 15 days.

**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
	<b>TOTAL</b>	<b>100%</b>	

**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.