

For General & Prescribed Reserved Category



*Adding colours of reality  
to your dreams!*

**Yamuna Expressway Industrial Development Authority offers**

**1BHK & 2BHK Multistorey Flats  
Scheme in Sector- 22D**



**YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY**

**TERMS AND CONDITIONS  
FOR ALLOTMENT  
OF  
MULTISTOREY FLATS**

**IN  
SECTOR – 22D  
OF  
YAMUNA EXPRESSWAY AREA**

**IMPORTANT DATES FOR BHS - 03/2014**

**Scheme opens on 12.06.2014**

**Scheme closes on 21.07.2014**

**Allotment on draw basis**

**Draw of lots is expected in Month of October, 2014**

**A. Scheme Details**

**Scheme Name: Built up Flats - 03**

**Scheme Code: BHS - 04/2014**

**A.1. Details of Flats :-**

Property Code	Type of Flats	Area in Sqm	No of flats	Tentative Basic Selling Price of Flats (in Lakhs)		Registration Money (Rs. in Lakhs)
				Ground Floor	First/Second/Third	
01	1 BHK (affordable )	29.76	700	11.62	10.47	1.20
02	1 BHK (S+4)	54.75	1150	18.95		2.00
03	2 BHK (S+16)	99.86	570	31.00		3.10

**Basic Selling Price**

- The above price/cost of the Flats are tentative and may vary at the time of handing over possession of the Flats. The variation may be either due to enhancement in the construction and development cost of the Flats or due to liability on the part of the Authority to pay enhanced land compensation/acquisition cost/ex-gratia as per the order of the Court or by State Government or by the Authority themselves. The Lessee/Allottee do hereby agree and promise to share the proportionate increase and shall pay such enhancement as demanded by the Authority on or before execution of the Lease Deed.
- Service tax, if applicable, shall be borne by the allottee(s).

**A.2 The above mentioned types of flats are to be constructed in Sector 22D. Plan of flats is provided in the booklet. It also consists of specification of the fitting & fixtures.**

- In exigency partial changes can be done in designs of the flats and its lay-out.
- Authority undertakes to maintain the complex in the initial two years starting from the date on which the first lease deed and possession of the flat are given to the lessee. Thereafter it is mandatory that the lessee/owners of the flats will have to form RWA and shall ensure the upkeep and maintenance of the complex in all time a good and habitable condition. It is mandatory for every allottee/Lessee to become member of the Resident Welfare Society.
- For keeping the housing complex maintained in always a good and habitable condition for first two years lessees/flat owners have to deposit a lump sum fixed amount of Rs. 0.50 Lakh from 1 BHK (affordable) or Rs, 1 Lakh for 1

BHK(S+4) and Rs. 1.50 Lakh for 2 BHK (S+16) in the “maintenance corpus” to be opened and maintained by the Yamuna Expressway Industrial Development Authority. The charges shall be payable on or before the execution of the lease deed of the flat.

- After 02 years from the date of handing over possession to the first person of the Scheme general maintenance work will be taken over by the Resident Welfare Association from the Authority. After that the expenses to be incurred on general maintenance will be borne by the Society by its own sources fixing with the consent of the allottees.
- In case there is a delay in formation of RWA, then Authority shall maintain the complex at the cost & expenses of the allottees/Lessee. The allottees/lessee shall be bound to pay the monthly charges as fixed by the authority.
- Authority is providing a secure campus to the residents of the complex by providing boundary wall, a guard room and earmarking the space for community center and a small play ground apart from a space on sale for commercial and nursery school within the complex/premises.
- The community centre may be transferred to any outside agency, to develop and construct and to own, manage and operate such facilities on such terms and conditions as the Authority deem fit at its sole discretion. The allottees shall have the right to use such facilities subject to rules and regulations of the community center, including payment of requisite charges /fee as may be imposed from time to time by the authority or the competent person in this behalf.
- In the flats fire safety and in the complex provision for rainwater harvesting is made.
- Number of Multi Storey flats may increase or decrease at the time of draw.

### **A.3. Other Charges & Availability of flats in housing complex:-**

- These charges are over and above the basic selling price of the flats and are applicable in the mentioned categories only.

#### **1 Preferential Location Charges (PLC)**

##### **For 1 BHK (S+4) Flats :-**

- For 1st floor PLC charges @100/- Sqft.
- For 2nd floor for PLC charges @ 50/- Sqft.
- Above 2nd floor no extra charge on flats.

#### **2 Preferential Location Charges (PLC)**

##### **For 2 BHK (S+16 ) Flats :-**

- For 1st & 2nd floor PLC charges @100/- Sqft.
- For 3rd & 4th floor PLC charges @ 75/- Sqft.

- For 5th & 6th floor for PLC charges @ 50/- Sqft.
- Above 6th floor no extra charge on flats

**3. No PLC charge for 1 BHK (affordable)**

**4. Car Parking**

**For 1 BHK (S+4) & 2 BHK (S+16) flats:-**

- In the complex covered area (stilt) car spaces are limited. It is therefore recommended to have stilt car parking space booked at the time of submitting initial application form, for which the separate column of car parking is available with the brochure, Applicant who are interested in stilt car parking can fill that column. if car parking column will not be filled up by applicant. They will not get the car parking facility in future
- Applicant can apply only for one car parking and not more than that, that too will be allocated via draw of lots.
- Stilt car parking spaces are available on sale for price of Rs 1.00 Lakh per car parking space.
- Stilt/Covered Car parking space is to be allocated block wise via draw of lots and the cost/price shall be payable within 30days of its allocation in lump sum.

**B. Prescribed Reserve Category**

Sl. No.	Reserved Category	Percentage of Reservation
1	Farmers whose land has been acquired for the planned development of Yamuna Expressway Industrial Development Authority	17.5 %
2	Functional Institutional Units allotted by Yamuna Expressway Industrial Development Authority	5 %
	Total	22.5%

**Note:**

1. Out of the Multi Storey flats reserved for Institutional functional units/establishments and farmers whose land has been acquired 18% Multi Storey flats will be reserved for SC/ST applicants.
2. Keeping in view the provision under section 43 of THE PERSONS WITH DISABILITIES ACT, 1995 and decision taken in 49<sup>th</sup> Board of under dated 12.02.2014 a total 3% horizontal reservation shall be kept in other reserved categories as defined above and in unreserved (general) categories as well.

3. Handicapped/SC/ST applicants of the aforesaid categories shall have to enclose an attested copy of the certificate issued by the Competent Authority otherwise he/she shall not be given the benefit of reservation.
4. If the applications received are less than the Multi Storey flats reserved under any reserved category, the remaining Multi Storey flats will be transferred to General Category at the time of draw of lots.

## **Eligibility**

### **B.1 General Category**

1. The applicant should be an Indian citizen and competent to contract and have attained the age of majority.
2. He/she should not earlier been allotted plot/flat, in full or in part, on lease hold or free hold basis or under HPTA (Hire Purchase Tenancy Agreement), License Agreement by the Yamuna Expressway Industrial Development Authority either in his/her name or his/her spouse name or in the name of his/her minor or dependent children, under this category.
3. Applicant, his/her spouse or his/her dependent children can apply only one flat. If it is found at later stage that an applicant his/her spouse or his/her dependent children have applied to more than one flat, then all the application/allotment shall be cancelled & registration money shall be forfeited in the Authority.

### **B.2 Eligibility for prescribed Reserved Category Applicants**

1. The applicant should be competent to contract and have attained the age of majority.
2. Only such applicants/institutional establishments or their managing Director/whole time Director(s)/Proprietor/Partner(s)/Trustee(s) and Tenure-holders/Co-tenure Holders of the land acquired by Yamuna Expressway Industrial Development Authority shall be eligible, provided they have not been allotted any residential plot/flat in the earlier schemes of the Authority.

### **B.3 Eligible Bonafide Institution**

**Bonafide institution fulfilling the under mentioned conditions on or before closing date of the scheme will be eligible :-**

- The institution should have been allotted the institutional plot/premises in its name on or before 31-03-2014 & has taken physical possession of



institutional plot/premises after legal documentation and has been declared functional from YEIDA on or before closing date of the scheme. The applicant has to enclose a certified copy of the functional certificate with the application form.

- The institutional establishment has cleared all payable dues of the Authority up to date on account of premium, lease rent, interest etc. by the closing date of scheme. Applicant has to enclose No Dues Certificate issued by the Authority with the application form.
- In case application is being made by Managing Director/Whole-time Director/Trustees/Executive member, their names should have been taken on record by the institutional Department of Yamuna expressway Authority on or before closing of scheme.
- In case applicant is made by the Educational Institution, the names of their Directors / Trustees / Chairman / Vice-Chairman / Executive Members should have been taken on record of the Authority on or before closing date of the scheme. One application can be made by one institution.
- Such institutional establishment / their Director / Trustee / Executive Member shall not be eligible where the institutional Establishment has been obtained through transfer and past owner had already obtained a residential plot/flat.
- The eligibility for allotment of residential flat shall be for one flat only either in the name of institution or its Bonafide Managing Director/Whole-time Director/Trustee/Executive Member, irrespective of number of premises in possession of the institution.
- Charitable/Religion institution and its members/trustees are not eligible for allotment of residential flat.
- The applicant company shall submit its Resolution to the effect that the company is applying in its name or Sole owner/Partner/Managing Director/Full time Director and the same is authorized (name & designation) to apply and sign the application form.

**B.4 Eligible Farmers whose land has been acquired / purchased by Yamuna Expressway Industrial Development Authority The detailed eligibility conditions and the procedure for allotment under this category are enumerated as below:-**

1. Only those farmers are eligible to apply under this scheme, whose land has been acquired/purchased and unhindered/without encroachment possession has been taken by YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY on or before 31.03.2014 (Undertaking-I on Stamp Paper of Rs. 10/- is to be given by the applicant farmer as per Performa given in the Brochure

2. In case a land owner has already been allotted residential flat/plot built up flats in his/ her name or his/her spouse/dependent children, in any of the residential schemes of the Authority, he/ she shall not be eligible to apply under this scheme.
3. In case there is more than one joint-khatedar , all joint khatedar can apply under this scheme. Draw between all such eligible joint khatedar of a khata shall be made and one successful applicant, out of all joint- khatedars, shall be selected and will be included in the final draw of lots.
4. Under this category, successful applicant/allottee can not transfer the allotted Multi Storey flat up to five years from the date of allotment.
5. No encroachment should have been done by the applicant on land acquired/purchased by Yamuna Authority irrespective of acquired land or any other land against which the application for allotment is being made in this Scheme. A declaration to this effect shall have to be given on Stamp Paper of Rs. 10/- by the applicant farmer as per Performa given in the application form (Undertaking-II).
6. The applicant/allottee has received entire compensation of the land acquired without any contest/protest. The applicant has to submit Form-11 issued by the Competent Authority with the application.
7. If, on verification or at any stage it is found that there is a violation of any of the above mentioned conditions then the application will be rejected and registration money will be refunded without any interest.

### **C. Procedure of Allotment**

- Allotment would be made by the draw of lots within each eligible category. Firstly draw of lots shall be conducted to select successful applicant for the allotment. The draw of lots for allotment of specific Multi Storey flat numbers to the allottees shall be done after completion of the structure of the flats.
- If the applications received are less than the Multi Storey flats reserved under any reserved category, the remaining Multi Storey flats will be transferred to General Category Applicants at the time of draw of lots.

### **D. How to Apply**

The application form can be purchased on payment of application-cum-processing fee of Rs. 1100/- from any of the Bank branches listed below. The form can also be downloaded from [www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com). In such case, please submit Demand Draft of Rs. 1100/- along with the registration amount towards the cost of brochure. The application form duly completed and signed along with the



required registration money should be submitted to any of the listed Bank branches on or before closing date of the scheme. Applicants as per their eligibility should apply in the application form attached herewith along with Demand Draft /Pay Order on account of Registration Money, drawn in favour of “Yamuna Expressway Industrial Development Authority” payable at New Delhi/Noida/Greater Noida. The applications completed in all respect can be deposited in any of the Bank branches listed below.

- **The acknowledgement receipt of the application form shall be given by the respective Banks.**

**D.1 For General or Reserve Category & Institutional Category Prescribed Banks :-**

SNo.	Bank Code	NAME OF BANK & ADDRESS
1	01	<ul style="list-style-type: none"> <li>➤ Axis Bank, K-21 &amp; 22 Sector-18, Noida.</li> <li>➤ Axis Bank, 29,C.C. Basant Lok Complex, Vasant Vihar, New Delhi</li> </ul>
2	02	<ul style="list-style-type: none"> <li>➤ Allahabad Bank, Mandir Masjid Marg, Sector-31, Noida</li> <li>➤ Allahabad Bank, Hazrat Ganj, Post Box-09, Lucknow</li> </ul>
3	03	<ul style="list-style-type: none"> <li>➤ Bank of Baroda, First Floor, Commercial Complex,Block-P-02, Sector-Omega-I, Greater Noida</li> </ul>
4	04	<ul style="list-style-type: none"> <li>➤ Federal Bank, Sector-22, Noida</li> </ul>
5	05	<ul style="list-style-type: none"> <li>➤ HDFC Bank, C - 1, Alpha Plaza Alpha Commercial Belt <b>Greater Noida</b></li> <li>➤ HDFC Bank, G- 28/29, First Floor, Sector- 18, <b>Noida</b></li> <li>➤ HDFC Bank, A24, Hauz Khas <b>New Delhi-110016</b></li> <li>➤ HDFC Bank,15 / 63 Krishna Towers Ground Floor Civil Lines <b>Kanpur</b></li> <li>➤ HDFC Bank, Shop No. 3 / 4 / 11 Ground Floor, Block No. 17 / 2 / 4 Friends Plaza, Sanjay Palace <b>Agra</b></li> <li>➤ HDFC Bank, 3 - 316, Bhalla Complex, Near Devtray Hospital Ramghat Road <b>Aligarh</b></li> <li>➤ HDFC Bank, 169 / 2 Gaushala Road Bhuteshwar Road By Pass Road <b>Mathura</b></li> </ul>
6	06	<ul style="list-style-type: none"> <li>➤ IndusInd Bank, Gopal Das Bhawan, Connaught Place, New Delhi</li> </ul>
7	07	<ul style="list-style-type: none"> <li>➤ Indian Bank, Jagat Farm, Sector-Gamma-01, Greater Noida</li> <li>➤ Indian Bank, AB-20, Safdarjung Enclave, New Delhi</li> </ul>
8	08	<ul style="list-style-type: none"> <li>➤ ICICI Bank, P-2, Commercial Complex, Sector-Omega-I, Greater Noida.</li> <li>➤ ICICI Bank, K-1, Senior Mall, Sector-18, Noida.</li> </ul>

9	09	➤ Oriental Bank of Commercial, Jagat Farm, Sector- Gamma-01, Greater Noida
10	10	➤ Punjab National Bank, C-13, Sector-01, Noida
11	11	➤ Punjab National Bank, D-1/1, Rana Pratap Bagh, New Delhi
12	12	➤ Punjab National Bank, Gurudwara Road, Karol Bagh, New Delhi.
13	13	➤ State Bank of India, Lagerstroemia Shopping Complex, Institutional Area, Greater Noida ➤ State Bank of India, H-4, Sector-11, Noida
14	14	➤ Union Bank of India, Sector-12, Noida

## D.2 For Reserved Farmer Category

SNo.	Bank Code	NAME OF BANK & ADDRESS
01	01	➤ H.D.F.C Bank, Alpha Commercial Belt, Greater Noida

## E. Payment Plan :-

### E.1. Ten Year Payment Plan with Interest (Payment Code – E.1) For 1 BHK (Affordable)

- In this plan, 30% of the total premium of the flat (after adjusting registration money already paid) shall be payable within 45 days from the date of allotment as allotment money. Balance 70% shall be payable in twenty equal half-yearly installments calculated from the 46th day from the date of allotment with interest @12% p.a. on reducing principal amount at the end of each half yearly

### E.2. Eight Year Payment Plan with Interest (Payment Code – E.2) For 1 BHK (S+4) & 2 BHK (S+16)

- In this plan, 30% of the total premium of the flat (after adjusting registration money already paid) shall be payable within 45 days from the date of allotment as allotment money. Balance 70% shall be payable in Sixteen equal half-yearly installments calculated from the 46th day from the date of allotment with interest @12% p.a. on reducing principal amount at the end of each half yearly

**NOTE:**

- For the purpose of allotment letter date shall be reckoned as the date of allotment.
- For the purpose of documentation the date of execution of lease deed shall be reckoned as the date of taking over of possession.

**F. Mode of Payment**

1. All payments to the Authority can be made in the form of Demand Draft/Pay Order drawn in favour of "Yamuna Expressway Industrial Development Authority "payable at New Delhi/Noida/Greater Noida". The payments shall be accepted directly at the Bank branches authorized in allotment letter.
2. Normally, no extension in due payments shall be allowed. If the amount payable to the Authority is not paid within the prescribed time limit, extension of time for such default period under exceptional circumstances may be allowed up to a maximum of 3 months by CEO (YEIDA), subject to the condition that during the entire payment plan such extensions shall not be more than three times. In the event of extensions, interest @ 15% per annum compoundable quarterly shall be payable on the defaulted amount for the defaulted period.
3. The payment made by allottee/lessee shall first be adjusted towards the interest due, if any, and thereafter the balance shall be adjusted towards the installment due and the lease rent payable.
4. The pre-payment in whole is allowed. Part Payment is not allowed. No rebate shall be allowable in case of pre-payment. In case the allottee opts to pay the balance of the premium in a Lump sum, interest on the balance premium up to the date of deposit shall be chargeable.

**G. Area**

- The area of Multi Storey flat allotted may slightly vary at the time of handing over of the possession. The premium of the Multi Storey flats will proportionately vary due to such variation. If such variation is less than or equal to 10%, no change in location or surrender shall be allowed. However, if such variation is more than 10%, the allottee shall have the option of surrendering the allotment and take back entire money deposited by him/her with 4% simple interest.

**H. As is where is Basis**

The Multi Storey flat will be accepted by the allottee on "as is where is basis" on lease for a period of 90 years unconditionally.

## **I. Unsuccessful Applicants**

Those applicants who have not been allotted Multi Storey flats will be returned their registration money without interest, if the period of deposit of such money with the Authority is less than one year. However, if the period of deposit is more than one year, 4% simple interest, shall be paid for the entire period of deposit.

## **J. Surrender**

1. In case of surrender before draw/allotment of lots, the entire Registration Money deposited shall be refunded without interest.
2. In case of surrender after the draw/allotment of lots but within 30 days from the date of allotment, 10% of the Registration Money shall be forfeited and balance amount deposited shall be refunded without interest.
3. In case of surrender after the allotment/draw of lots but after 30 days but before 45 days from the date of allotment, 50% of the Registration Money shall be forfeited and balance amount deposited shall be refunded without interest.
4. In case the allotment is sought to be surrendered after 45 days but before 6 months from the date of allotment, 10% of the total premium of flat shall be forfeited. Balance amount, if any, shall be refunded without any interest. No separate notice shall be given for the same.
5. In case of surrender after six months from the date of allotment, entire deposited money shall be forfeited.
6. In case the allottee fails to deposit the due amount within the stipulated time, allotment will be liable for cancellation and in case of such cancellation, the money so deposited till the date of cancellation will be forfeited.

### **NOTE :-**

- The date of surrender in the above cases shall be the date on which application is received at the Authority's office. No subsequent claim on the basis of postal certificate will be entertained.

## **A. Cancellation**

In addition to the other specific clauses relating to cancellation, the Authority/Lessor, as the case may be, shall be free to exercise its rights of cancellation of allotment/lease in the case of :-

1. Allotment being obtained through misrepresentation/suppression of material facts.
2. Any violation of directions issued, or rules or regulations framed by the Authority or by any other statutory body.
3. Default on the part of the applicant/allottee/lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non deposit of allotment amount.

In the event of cancellation, under sub-clause (1,2,3) above, the entire deposits till the date of cancellation shall be forfeited and possession of the Multi Storey flat will be resumed by the Authority/Lessor with structure thereon, if any, and the allottee/lessee will have no right to claim any compensation thereof.

**L. Period of Lease & Lease Rent**

The allotment of Multi Storey flat will be given to the allottee on a lease of 90 years and lease rent shall be payable in lump sum at the rate of 10% of the land price.

**M. Execution of Agreement to Lease**

- As per provision of Government Notification No. 3066/11-5-2009-500 (100)/2008 dated 12-6-2009 allottee has to execute an Agreement to Lease and get it registered with Sub Registrar, Gautam Budh Nagar, within six months from the date of allotment otherwise allottee shall have to pay stamp duty at circle rate at the time of execution/registration of Lease Deed. The copy of the Government Notification can be seen on the website of the Authority.

**N. Execution of Lease Deed & Possession**

The possession is likely to be offered to the allottees within a period of three years from the date of issue of allotment letter. The allottee will be required to enter into legal documentation (execution and registration of lease deed) and take possession of the Multi Storey flat within a period of 60 days from the date of offer of possession/intimation to do so. In the event of failure to do so, allottee shall be liable to pay administrative charges at the rate of 1% of the total premium for the extension of one year from the due date given for the execution of legal documents. If the allottee fails, to execute legal documents within the extended time, action for cancellation of allotment and forfeiture of deposited money shall be taken.

Note:-

- For the purpose of documentation the date of execution of lease deed shall be reckoned as the date of taking over of possession.

#### **O. Documentation Charges**

The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the allottee who will also pay the stamp duty of transfer of immovable property levied or any other duty or charge that may be levied by any authority empowered in this behalf.

#### **P. Mortgage**

1. The allottee/ lessee may, with the prior consent of the lessor, mortgage the Multi Storey flat after execution of lease deed to any scheduled bank / financial institution for raising loan subject to such terms and conditions as may be decided by the authority/lessor at the time of granting the permission, provided that in the event of sale or fore closure of the mortgaged or charged property the lessor shall be entitled to claim and recover such percentage, as decided by the lessor, of the unearned increase in the value of said land as first charge, having priority over the said mortgage charge. The decision of the lessor in respect of the market value of the said land shall be final and binding on all the parties concerned, Provided further that lesser shall have pre-emptive right to purchase the mortgage or charged property after deducting such percentage as decided by the lessor of the unearned increase as aforesaid. The lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it by or through execution of decree of insolvency/court.
2. The lessee/allottee shall not be allowed to change the specifications made in the Multi Storey flat.
3. In case of any violation of any regulation/direction, the defect, if not compoundable could be got rectified by the Authority and the expenses incurred in carrying out such work will be recovered from the allottee/lessee.

#### **Q. Transfer of Multi Storey Flats**

##### **Q.1. Legal Heir**

- The transfer of Multi Storey flat to his / her legal heir will be allowed with prior permission of the Chief Executive Officer/or any officer authorized by CEO in this regard, subject to the fulfillment of prescribed conditions.

**Q.2. Other than Legal Heirs**

- The transfer of Multi Storey flat to other than legal heirs will be allowed, after execution of lease deed, with prior permission of the Chief Executive Officer or any officer authorized by CEO in this regard. Such transfer of Multi Storey flat may be considered on payment of prescribed transfer charges and fulfillment of the legal conditions as decided by the Chief Executive Officer, who shall have the power to reject or accept such request.

**R. Misuse, Additions, Alteration Etc.**

The allottee/lessee shall not use the Multi Storey flat for any purpose other than residential. The lessee/allottee shall not be entitled to divide the Multi Storey flat or amalgamate it with any other flat/flat without the prior written permission of Chief Executive Officer or any officer authorized by the CEO in this regard. In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premise along with structures thereon, if any, shall be resumed by the Authority.

**S. Liability to Pay Taxes**

The allottee/lessee will be liable to pay all rates, taxes, charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the Multi Storey flat and by any other statutory body, whether such charges are imposed on the Multi Storey flat or on the building constructed thereon, from time to time.

**T. Overriding Power over dormant Properties**

The lesser reserves the right to all mines, minerals, coals, washing gold, earth oils, quarries in or under the Multi Storey flat and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the flat(s)/flat or for the structure time being standing thereon provided always, that the lessor shall make reasonable compensation to the allottee/lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO on the amount of such compensation will be final and binding on the Allottee/lessee.

**U. Maintenance**

1. That the Lessee or RWA will keep the demised premises and buildings



2. At all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the lessor.
3. The available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.
4. That the lessee shall abide by all regulations, bye-laws directions and guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act, 1976 and rules made therein. In case of non-compliance of these terms & conditions, and any directions of the Authority, the Authority shall have the right to impose such penalty as the CEO may consider just and/or expedient.
5. That the lessee shall not display or exhibit any posters, statues, other articles which are indecent or immoral.
6. The lessee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building, except which shall be constructed over the demised premises or at a place specified for the purpose by the lessor.
7. For proper maintenance and security, allottees of the block/sector shall have to constitute RWA on or before the expiry of two years from the date of first lease deed of the flats in the complex.

**V. Other Clauses**

1. The Chief Executive Officer or any officer authorized by the CEO in this regard reserves the right to make such additions/alterations or modifications in the terms and conditions of allotment from time to time as he may consider just or/and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions the decision of the Chief Executive Officer or any officer authorized by the CEO in this regard shall be final and binding on the applicant/allottee /lessee.
3. If due to any "Force majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment or the possession of the allotted Multi Storey flat, entire registration money or the deposit, depending on the stage of allotment will be refunded along with simple interest at the rate of 4% per annum.
4. Any dispute between the Authority/Lessor and allottee/lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over Yamuna Expressway or the Courts designated by the Hon'ble High Court.
5. The allotment/lease will be governed by the provisions of the U.P. Industrial Area Development Act, 1976(U.P. Act No. 6 of 1976) and by the rules and/or regulations made or directions issued under this Act.
6. The Multi Storey flat can also be owned jointly by husband/wife.
7. All arrears due to the lessors are recoverable as arrears of land revenue.

### Specifications for affordable House

The works shall be executed as per CPWD/MOST specification. Mainly the following specifications are proposed.

1.	Base Concrete	1:4:8 (1 cement : 4 coarse sand : 8 stone ballast )
2	Brick work in foundation & plinth	1:6(1 cement : 6 coarse sand)
3	Floor to Floor Height	2.90M
4	Brick work in superstructure	1:6(1 cement : 6 coarse sand)
5	Half brick thick wall	1:4(1 cement : 4 coarse sand)
6	lintel, beam & slab	R.C.C. as per design
7	Plaster	1:6(1 cement : 6 coarse sand)
8	Flooring (Rooms)	Vitrified Tiles
9	Toilet/Kitchen Flooring	Ceramic glazed Tile
10	Common Area & Staircase	Kota Stone
11	Roof Treatment	Brick coba
12	Door/Windows frame	M.S iron section,
13	Railing stair cases	M.S. railing as per design.
14	Door Shutter	30mm thick flush door shutters (only outer 2 doors)
15	Windows Shutter	M.S. Section
16	Fittings	M.S oxidized iron fitting
17	Interior finishing	White wash on walls, enamel paint on door /window
18	Exterior Finishing	Grit wash
19	Water Supply	G.I.Pipe/CPVC
20	Sanitary pipe	CI/PVC
21	W.C. Seat	Orissa pattern W.C. pan
22	Rain Water pipe	PVC pipe
23	Parapet Wall	Brick work
24	Electrification	PVC conduit, M.S. Junction boxes fan Box & Wiring etc.

SPECIFICATION - 1 BHK & 2 BHK

S.No	Descriptions	1 BHK (S+4)	2 BHK (S+16)
1	Structure RCC Framed	Stilt Parking with 4 Floors	Stilt Parking with 16 Floors RCC Framed
2	Walls	Bricks	Bricks
3	<b>Floor</b> Common Area Stairs	Vitrified Tiles Kota Kota	Vitrified Tiles Kota Kota
4	<b>Wall Tiles</b>	Coloured	Coloured
5	<b>Counter Top</b>	Marble Stone	Granite Stone
6	<b>Door-Window</b> <b>Door</b> <b>Window</b>	MS 'L' with Flush Shutter MS Rolled Section with grill	MS 'L' with Flush Shutter UPVC
7	<b>Finishes</b> <b>External</b> <b>Internal</b>	Plaster with Grit Finish Plaster with OBD	Plaster with Grit Finish Plaster with OBD
8	<b>Electrical</b> <b>Conduits</b> <b>Wiring</b> <b>Switches</b>	PVC Multi-Stranded CU-FR Modular / Piano Type	PVC Multi-Stranded CU-FR Modular / Piano Type
9	<b>Sanitary</b> <b>Chinaware</b> <b>Water Supply</b> <b>Drainage</b> <b>Fittings</b>	White – Cera, Parryware, Hindware CPVC/GI CI/PVC CP	White – Cera, Parryware, Hindware CPVC/G.I CI/PVC CP
10	<b>External</b> <b>Development</b> <b>Road</b>  <b>Paving</b> <b>Parking</b>	Upto 4.5 M Interlocking Blocks/Tiles 4.5 M to 6.0 M Concrete Roads/Tiles Interlocking Concrete Blocks/Tiles Interlocking Concrete Blocks/Tiles	Upto 4.5 M Interlocking Blocks/Tiles 4.5 M to 6.0 M Concrete Roads/Tiles Interlocking Concrete Blocks/Tiles Interlocking Concrete Blocks/Tiles

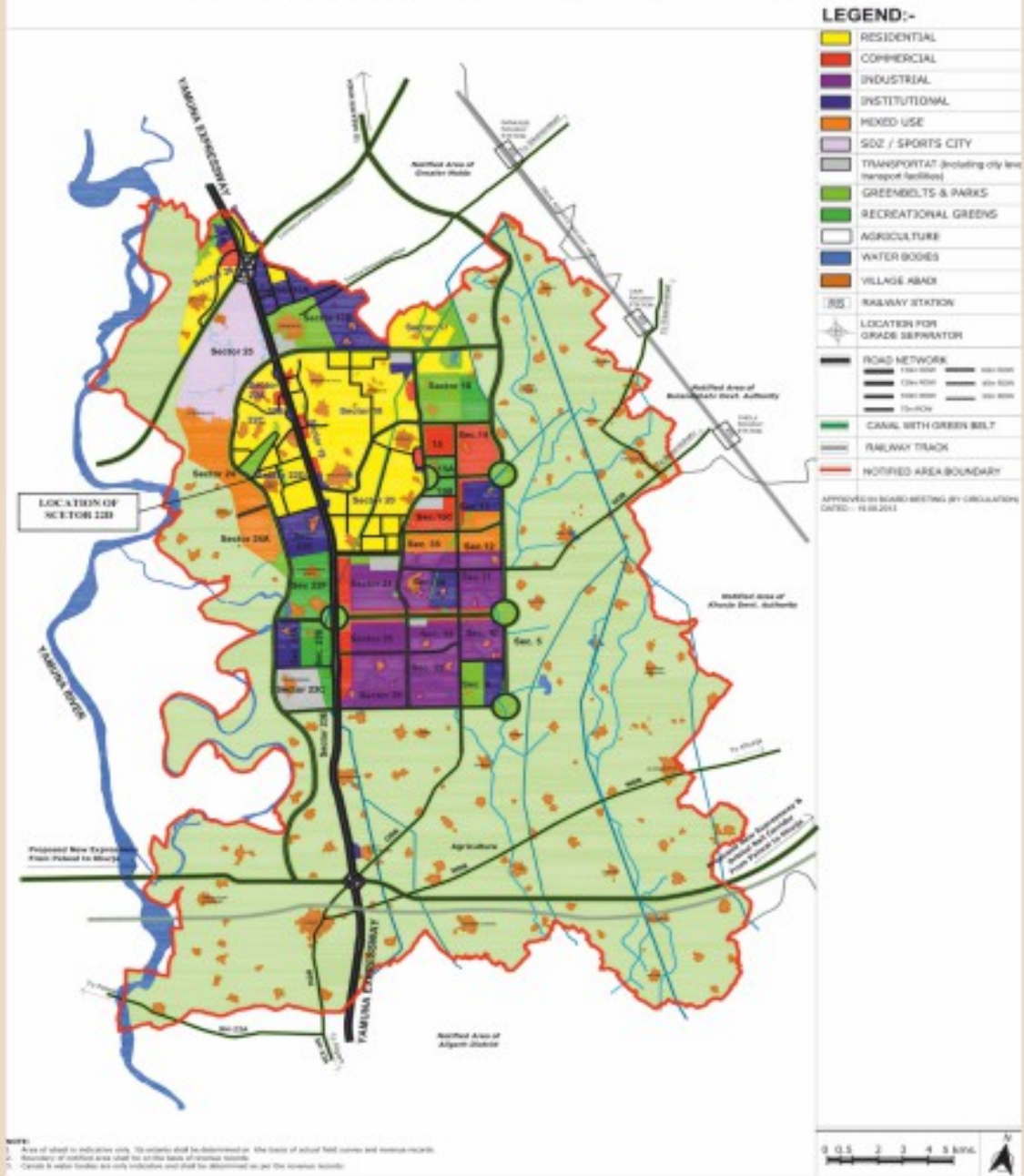
**Salient features**

- Ample green surroundings with landscape.
- Heat reflective Roof paint for reflecting the solar radiation back to the atmosphere.
- Rainwater harvesting system.
- Installation of low flow water fixture
- Sewage treatment plant.
- Use of good quality single glazing unit glass having better thermal property
- Smoking Free Common Area

- Designed the dwelling units to achieve maximum day light.

**For more information kindly contact:-  
Manager  
(Property - BHS 03/2014 Scheme Flat)  
Telephone no. :- 0120- 2395201 Fax no. :- 0120- 2395150**

**MASTER PLAN FOR YAMUNA EXPRESSWAY INDUSTRIAL  
DEVELOPMENT AREA (PHASE - I) - 2021**  
(For Notified Area of GautamBuddh Nagar & Bulandshahr District)



**NOTE:**  
1. Area of plot is indicative only. The details shall be determined on the basis of actual field survey and revenue records.  
2. Boundary of notified area shall be on the basis of revenue records.  
3. Canal & water bodies are only indicative and shall be determined on the basis of revenue records.

**YAMUNA EXPRESSWAY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

**TITLE : Master Plan**



**YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY**  
1<sup>st</sup> Floor, Commercial Complex, P-2, Sector Omega-1, Greater Noida City - 201308  
Distt. Gautam Buddha Nagar, (U.P.) Telephone No. 0120 - 2395201 Fax No. 0120- 2395150  
Website : [www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com)

**Rs. 1100/-**  
(Inclusive of Taxes)