

**Details regarding Development of Project Details
Sector 113 – Noida (as proposed to be submitted for approval
of Noida Authority)**

Sr. No.	Subject	Particulars
(i)	Total Allotted land	2,16,644 Sq.m. – 53.53 Acres (vide allotment letter dated 18.04.2007 and Lease Deed executed on 27.03.2008)
(ii)	Plot Area	Possession given - 1,43,109 Sq.m. - 35.35 Acres (29.62 Acres on 09.07.2010 and of 5.73 Acres on 10.07.2014)
(iii)	Plot Area Considered For Calculations	1,43,109 Sq.m. – 35.35 Acres
(iv)	Permissible F.A.R.	@2.0 - 2,86,218 sq.m.
(v)	Maximum Permissible Population Density on 14.31 Ha @735 Persons per Hectare	10,517 Persons - 2,337 Dwelling Units
(vi)	F.A.R. achieved for original scheme of launched 17 towers on approx. 20 Acres of land parcel	1,77,636 sqm (1.24)
(vii)	Total F.A.R. Achieved including proposed new 07 towers	2,70,479 Sq.m. - 1.89 (as against 2,86,218 Sq.m.) on complete 35.35 Acres of land parcel.
(viii)	Balance F.A.R.	5,23,226 – 4,72,0958 = 15,739 Sq.m. (not achievable due to limitation of permissible population density)
(ix)	Population Density Achieved	2,336 Dwelling Units - 2336 x 4.5 = 10,512 Persons

1. Since we reach the maximum permissible Population Density allowed in the project with construction of a total of 2337 Dwelling Units, and we are still left with 15,739 sq m. of balance F.A.R. (which cannot be achieved due to the limitation of permitted Population Density unless we increase the size of Dwelling Units/ Flats), there is no question of purchasing any additional F.A.R. As such, the related provision in the Consent Form approved by Noida is of no consequence.

2. Tower-wise details are given in the following Table.

Noida-113 Project Details						
Sr. No.	Tower No.	Height	Total No. of Units			Remarks
			Originally Planned	Sold	Proposed Revised	
Phase - 1 : Unihomes - 3						
1	A1	G+13 Floors	112	110	112	No Change
2	A2	G+13 Floors	112	106	112	No Change
3	A3	G+13 Floors	112	105	112	No Change
4	A4	G+13 Floors	112	99	112	No Change
5	A5	G+13 Floors	112	99	112	No Change
6	A6	G+13 Floors	112	107	112	No Change

Noida-113 Project Details						
Sr. No.	Tower No.	Height	Total No. of Units			Remarks
			Originally Planned	Sold	Proposed Revised	
7	B1	G+13 Floors	112	103	112	No Change
8	B2	G+13 Floors	112	101	112	No Change
9	B3	G+13 Floors	112	96	112	No Change
10	B4	G+13 Floors	112	99	112	No Change
Sub Total			1120	1025	1120	
Phase - 2 : Unihomes - 3						
11	C1	G+13 Floors	112	92	110	02 unsold units on the Ground Floor of each Tower are proposed to be removed in order to create Electric meter rooms as per new Electricity norms of individual metering.
12	C2	G+13 Floors	112	97	110	
13	C3	G+13 Floors	112	94	110	
14	C4	G+13 Floors	112	95	110	
15	C5	G+13 Floors	112	91	110	
16	C6	G+13 Floors	112	89	110	
17	D1	G+13 Floors	112	93	0	This Tower is proposed to be abandoned and 93 sold units in this Tower are proposed to be migrated to Towers A1 to A6, B1 to B4 and C1 to C6 against unsold inventory of exactly the same size units.
Sub Total			784	651	660	
Phase - 3: New Towers						
18	E1	S+13 Floors	0	0	78	New Tower Design with Units of 3BHK + 1 Servant/ Study (2300 Sq.Ft.).
19	E2	S+14 Floors	0	0	80	
20	E3	S+14 Floors	0	0	80	
21	E4	S+14 Floors	0	0	80	
22	E5	S+14 Floors	0	0	80	
23	E6	S+14 Floors	0	0	80	
24	E7	S+13 Floors	0	0	78	
Sub Total			0	0	556	
Grand Total			1904	1676	2336	