

A filing-based briefing for the homebuyer

ATS Pristine Golf Villas (Phase-1)

Sector 150, Noida · Sports City · RERA UPRERAPRJ3796
September 2026

A position-by-position guide to the villa rows, everyday living space and future neighbours.
Which homes to pursue, how the plans compare, and what the filing means for your purchase.

Based on the supplied UP-RERA filing and portal record. Historical documents do not establish present construction or possession status. No site visit or price quotation was supplied. Directions follow the site plan's north arrow. This is research and buyer guidance, not a legal, valuation or structural opinion.

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1 The buying decision

Worth considering, with a position-led shortlist

The appeal is a substantial house with a ground-floor bedroom, three bedrooms upstairs, basement, terrace accommodation and a lift position, in a landscaped Sports City setting. The better rows offer useful golf or green outlooks. Entry direction, the garden side, future development and the amount of everyday living space differ materially between units.

Start with villas 38–43 for an eastward rear garden facing the internal golf strip; **25–28** for a smaller home near the green and villa clubhouse; and **69–76 or 60–65** for an eastward entrance with a westward golf garden. If a northward entrance is a household priority, look at **49–53**. These are position shortlists, subject to the offered house matching the filed plan, rather than a valuation ranking.

Keep villas 85–88 in the comparison. Their individual plans offer a wider, shallower arrangement and an upstairs family lounge. Ground and first floors together are approximately 14–21% larger than the smaller standard Type 1. Villa 84 is different: almost all its extra total area is basement, with virtually no gain on the main two living floors. This south row has southward entrances and backs towards the reserved future-development parcel; it does not provide a north-facing entrance or assured golf rear view. [Individual villa plans SD-34 to SD-42, p.1 each; Site Plan, p.1.]

For 105–114, negotiate house by house. Their rear side faces the tower precinct, but towers, clubhouse and sewage-treatment chamber are not uniformly distributed. The chamber is opposite the northern end around 113–114; central 108–110 face more open ground in the drawn precinct. That relative advantage matters without making the view permanent. R1 sits amongst the tower blocks and needs its own access and phase explanation. [Site Plan and Layout SD-01, p.1 each.]

Four matters should determine whether to proceed

Current completion: supplied progress is from March 2018 and the portal extension ended on 30 June 2023; neither tells us what is ready now.

Actual land and home: the sales “350 sq yd” drawing conflicts with roughly 300 sq yd site dimensions and submitted RH300 plans.

Clean transfer: historical charge records and sub-leases need a current unit-specific title and lender-release position.

Operative scheme: environmental and Noida permissions give different dwelling, floor-area and parking totals. The reconciled permissions and common-facility allocation matter before paying a premium.

No prices or completed payment schedule were supplied. This report identifies reasons to prefer, discount or reject a particular offer without inventing a fair price. Directions are broad compass sectors from the site drawing. Vastu preferences are household choices, not guarantees of comfort or resale value.

2 The project and its status

Project: ATS Pristine Golf Villas (Phase-1), Sector 150, Noida, on Sports City sub-plots described in the portal as SC-01/C, C-A2, A4, A6, A11 and A12. **Promoter:** Celerity Infrastructure Pvt. Ltd. **Registration:** UPRERAPRJ3796, registered 2 August 2017 as ongoing. Declared start: 1 October 2016; completion: 31 December 2022; six-month COVID extension: 30 June 2023. [UP-RERA project-summary record, Basic Details and Project Details.]

The portal records seven project complaints and eleven promoter complaints, including one under registration, but supplies no outcomes here. These counts are not findings against the promoter. The record does not establish current construction, lawful occupation or delivery. [UP-RERA project-summary record, Complaints.]

Land and phases have different boundaries

The engineer uses a land area of **129,701.81 sqm, about 32.05 acres**. The coloured layout identifies **16.48 acres for Phase-1 golf villas** and **7.69 acres of golf**. The golf colour includes the central strip and narrow peripheral bands, not solely the central lawn. The remainder includes the tower phase and circulation. The blank reserved future-development parcel forms an inset beside 89–104 and behind 83–88, outside the coloured phase footprints. Its ownership cannot be inferred from the neighbouring project total. [Engineer's Certificate, p.1; Layout SD-01, p.1.]

The environmental clearance describes **114 villas plus 540 flats in nine towers: 654 dwellings**. The numbered rows contain 113 houses because 13 is omitted; R1 makes 114 in the clearance and appears separately within the tower precinct. The engineer counts 113 buildings. This needs an inventory/phase reconciliation, especially for R1, rather than assuming every home shares one registration and amenity rights. [Environmental Clearance, pp.1–2; Engineer's Certificate, p.1; Site Plan, p.1.]

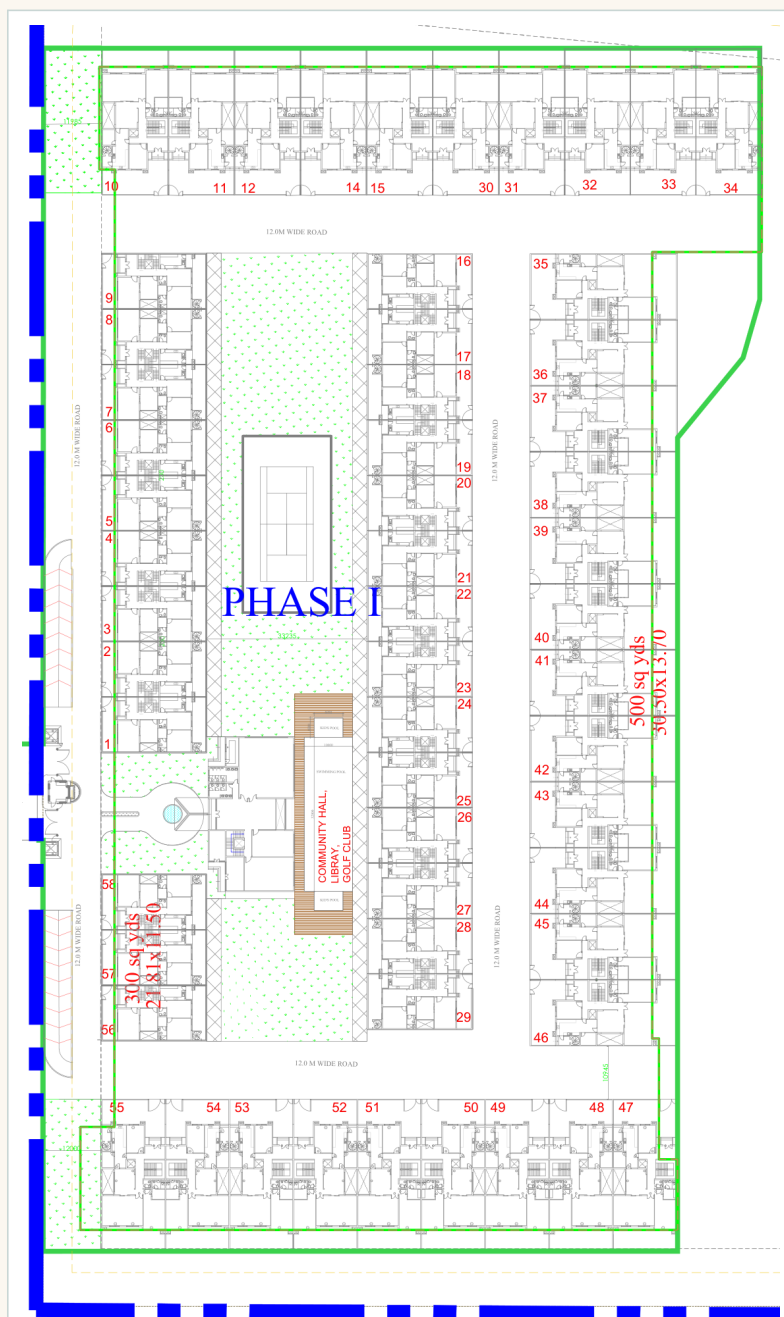


The phase layout distinguishes villa, golf and future tower land. The reserved parcel is the blank inset rather than a coloured villa or tower plot. Source: Layout SD-01, p.1.

The historical progress is an early-stage snapshot

Certificates dated 19 March 2018 report excavation complete for the first two villa groups, plinth at 14% and 5%, and zero superstructure in the architect's table. The CA states 5% physical construction. The engineer estimates **Rs.312.94 crore including Rs.50 crore development works**, not another Rs.50 crore on top. Building and development expenditure totals about **Rs.14.39 crore**; allottee collections were **Rs.23.97 crore**. [Architect's, Engineer's and CA Certificates, p.1 each.]

The CA's approximately 26% cost-based completion includes land and related costs; it is not 26% of the houses physically built. These historical figures do not establish current solvency. The purchase question is the offered villa's present completion and occupation position, with the relevant certificates and operational access and services.



Western villa rows in detail: compare 25–28 beside the pool, 38–43 with golf behind, and northward-entry 49–53 along the bottom. Gates are drawn on the front-road side. Source: Site Plan, p.1.

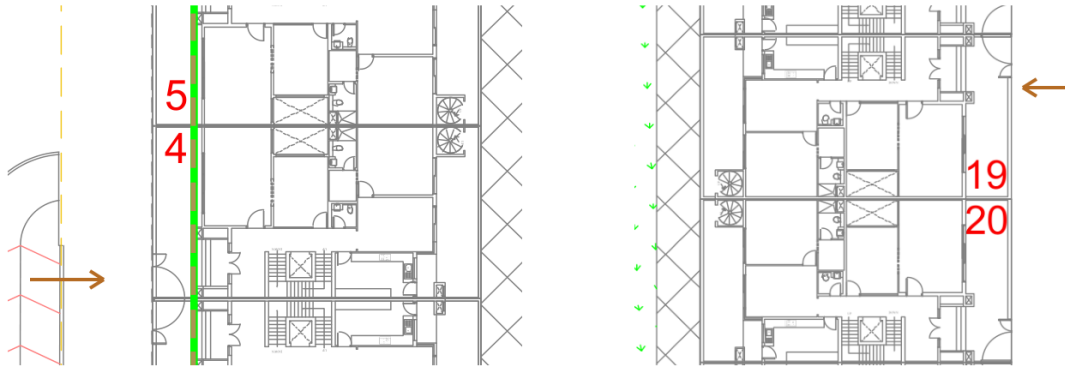
3 The site, row by row

On the site sheet, right is broadly east-south-east and up is broadly north-north-east. For readability, the table uses eastward, westward, northward and southward. **Entry means the front access side of the plot, not every internal doorway.** The plotted gate and front parking establish the front; an east-edge location does not establish an east entrance. The rear often matters more for garden light and privacy. [Site Plan, p.1.]

Villas	Entry / rear	Position and trade-off
1–9	Westward / eastward	Fronts the western internal 12 m road; rear faces central green. 1 is nearer the main approach and clubhouse; 9 is at the north end.
10–12, 14–15, 30–34	Southward / northward	Outer-golf rear. Villa 13 is omitted. Golf entitlement is separate from house ownership.
16–29	Eastward / westward	Front road shared with 35–46; central-green rear. 25–28 opposite clubhouse/pool across the green; 18–22 farther from that activity.
35–46	Westward / eastward	Internal-golf rear; 38–43 are useful middle-row choices.
47–55	Northward / southward	Outer golf behind the row in the landscape plan. 49–53 suit a north-entry preference away from the ends.
56–58	Westward / eastward	Small group beside clubhouse/green. 58, not 56, is nearest the entry approach.
59–82	Eastward / westward	Golf rear. 59 at north end; bend around 66–67; 82 at south end. Compare 60–65 or 69–76 before the turning area.
83–88	Southward / northward	Fronts the 8 m internal road below the houses; another 12 m road lies beyond. Rear faces reserved parcel. 83 is east end, 88 west turn.
89–104	Westward / eastward	Reserved-parcel rear. 89 also has a westward entrance; its corner location does not make it north-entry.
105–114	Westward / eastward	Tower-precinct rear. 114 at north end, 105 south end. Plant, pool and tower relationships vary along the row.
R1	Separate position	Smaller Type 1 near T4 in the tower precinct. Phase access, services and contractual inclusion need a specific explanation.

Follow the gates, not the green

Left: villas 4/5 enter from sheet-left. Right: villas 19/20 enter from sheet-right.



1-9 and 56-58: westward entrance / eastward green rear

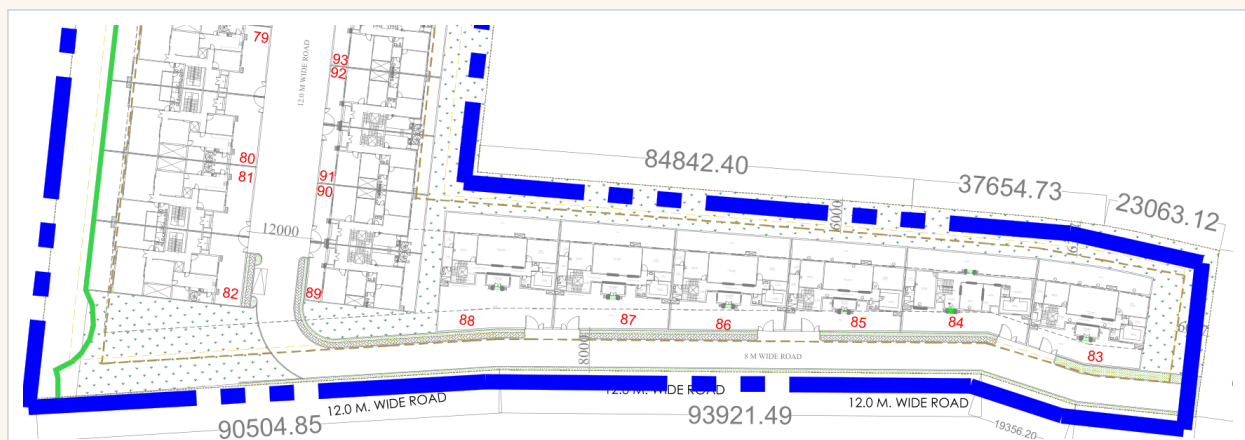
16-29: eastward entrance / westward green rear

The north arrow is tilted about 30 degrees left of sheet-up; facings are approximate.

Gate arcs, entrance lobby and stair position agree. The central green is behind these homes.

Source: Electricity Supply Plan (dimensioned site plan), p.1. Amber arrows are explanatory.

Gate and parking details establish the frontage. Villas 1–9 enter from the road on the left; villas 16–29 enter from the road on the right. Source: Site Plan, p.1; source crops with explanatory annotations.



Villas 83–88 open towards the 8 m internal road below the houses. Rear gardens face the blank reserved parcel above. Source: Site Plan, p.1.

The tower edge differs from house to house

The sewage-treatment chamber is drawn beyond the rear of the 113–114 end. Villa 59 is across the front road, with the 114 row between it and that location; it is not the closest rear neighbour. The tower clubhouse/pool lies around 111–112. Tower blocks are offset towards the ends, leaving relatively more open precinct opposite 108–110. The drawing supports differentiated exposure, not a uniform “tower wall 15 m away”. A 6 m fire-tender route is drawn, but separate 6 m labels elsewhere cannot be added to manufacture a rear buffer. [Site Plan, p.1.]

For 113–114, installed covers, ventilation, maintenance access and plant operation are more consequential. Proximity alone does not prove odour or noise; the clearance requires odour control. For 108–110, the more

The site plan illustrates the layout for future development. It features several building footprints, some labeled with numbers (e.g., 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 103, 102, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114) and others with letters (T-4, T-5, T-6, T-7, T-8, T-9, R1). A large area is designated for 'FUTURE DEVELOPMENT' in blue text. The plan includes setbacks (e.g., 30' SETBACK, 60' SETBACK) and parking areas. A red dashed line indicates a boundary or setback line. A blue dashed line indicates another boundary or setback line. A green dashed line indicates a third boundary or setback line. A yellow dashed line indicates a fourth boundary or setback line. A red dashed line indicates a fifth boundary or setback line. A blue dashed line indicates a sixth boundary or setback line. A green dashed line indicates a seventh boundary or setback line. A yellow dashed line indicates an eighth boundary or setback line. A red dashed line indicates a ninth boundary or setback line. A blue dashed line indicates a tenth boundary or setback line. A green dashed line indicates an eleventh boundary or setback line. A yellow dashed line indicates a twelfth boundary or setback line. A red dashed line indicates a thirteenth boundary or setback line. A blue dashed line indicates a fourteenth boundary or setback line. A green dashed line indicates a fifteenth boundary or setback line. A yellow dashed line indicates a sixteenth boundary or setback line. A red dashed line indicates a seventeenth boundary or setback line. A blue dashed line indicates an eighteenth boundary or setback line. A green dashed line indicates a nineteenth boundary or setback line. A yellow dashed line indicates a twentieth boundary or setback line. A red dashed line indicates a twenty-first boundary or setback line. A blue dashed line indicates a twenty-second boundary or setback line. A green dashed line indicates a twenty-third boundary or setback line. A yellow dashed line indicates a twenty-fourth boundary or setback line. A red dashed line indicates a twenty-fifth boundary or setback line. A blue dashed line indicates a twenty-sixth boundary or setback line. A green dashed line indicates a twenty-seventh boundary or setback line. A yellow dashed line indicates a twenty-eighth boundary or setback line. A red dashed line indicates a twenty-ninth boundary or setback line. A blue dashed line indicates a thirtieth boundary or setback line. A green dashed line indicates a thirty-first boundary or setback line. A yellow dashed line indicates a thirty-second boundary or setback line. A red dashed line indicates a thirty-third boundary or setback line. A blue dashed line indicates a thirty-fourth boundary or setback line. A green dashed line indicates a thirty-fifth boundary or setback line. A yellow dashed line indicates a thirty-sixth boundary or setback line. 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A green dashed line indicates a seventy-ninth boundary or setback line. A yellow dashed line indicates an eightieth boundary or setback line. A red dashed line indicates an eighty-first boundary or setback line. A blue dashed line indicates an eighty-second boundary or setback line. A green dashed line indicates an eighty-third boundary or setback line. A yellow dashed line indicates an eighty-fourth boundary or setback line. A red dashed line indicates an eighty-fifth boundary or setback line. A blue dashed line indicates an eighty-sixth boundary or setback line. A green dashed line indicates an eighty-seventh boundary or setback line. A yellow dashed line indicates an eighty-eighth boundary or setback line. A red dashed line indicates an eighty-ninth boundary or setback line. A blue dashed line indicates a ninetieth boundary or setback line. A green dashed line indicates a ninety-first boundary or setback line. A yellow dashed line indicates a ninety-second boundary or setback line. 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4 Shortlists for different households

Priority	First choices	Trade-off and alternative
Golf garden on morning side	38–43	Westward entry, eastward internal-golf rear. Compare 35–37 or 44–46 if an end position appeals.
Eastward entry and golf rear	69–76; 60–65	Westward rear has afternoon exposure. 66–68 nearer the bend/turning area. Larger Type 1 houses.
Northward entry	49–53	Larger Type 2, southward outer-golf rear. Compare 47–48 and 54–55 for end positions; confirm golf rights.
Smaller home near amenities	25–28	Eastward entry, westward green rear opposite clubhouse/pool. Compare 18–22 farther from activity; 1–9 reverse entrance/garden exposure.
Extra daily space and family lounge	85–88	About 14–21% more ground-plus-first area than smaller Type 1. Southward entry and future-parcel rear are the position trade-off.
Tower-edge opportunity	108–110, conditionally	More open drawn precinct than row ends. Price must recognise future-phase exposure; not equivalent to internal-golf rear.
Larger basement	84	About 48 sqm extra total versus smaller Type 1, but only 0.84 sqm extra ground plus first. Buy for basement utility, not a much bigger family floor plan.

A westward-entry house can have an eastward garden; an eastward-entry house can expose the family garden to afternoon sun. If Vastu matters, use entrance direction as a first filter, then check the offered plan's actual main door, kitchen, pooja and toilet relationships against your own practice. A row label alone supports no universal Vastu verdict or resale premium.

Different price arguments: 89–104 have reserved-land rear, not assured green view. 83 needs its dedicated detailed plan. 105–114 need the differentiated reading above; R1 needs a clear phase/access explanation. These can change the offer without proving that a suitable completed house must always be rejected.

5 The villas compared

Separate the main family floors from basement and terrace

Submitted schedules below are in **sqm**, rounded to two decimals. “Ground + first” is a useful comparison of main family floors, but remains built area, not carpet area. Basement and second-floor accommodation have different utility. The separately scheduled services are shown without silently adding them. Open terrace is not all enclosed second-floor area. [Villa plans SD-26,28,30,32,34,36,38,40,42, p.1 each.]

Type / villa	Ground	First	Second	Basement	Total	Services
500 Type 1	232.95	219.56	53.01	173.86	679.37	17.13
500 Type 2	231.66	221.41	49.93	177.70	680.69	17.87
Smaller Type 1 (RH300)	157.85	167.13	33.29	122.22	480.50	14.54
Smaller Type 2 (RH300)	157.59	164.46	33.29	122.22	477.57	14.68
84	171.11	154.72	33.53	168.76	528.12	26.09
85	196.15	173.80	35.21	168.23	573.39	22.08
86	206.43	184.21	35.13	174.94	600.71	22.08
87 / 88	208.17	185.94	35.13	174.94	604.19	22.07

The larger types are close in total area: their meaningful difference is arrangement, not another full bedroom. The smaller types also differ little in total. “350” is the sales description; submitted schedules say RH300. Villa 83 has an environmental schedule of 398.938 sqm FAR and 37.554 sqm services, which cannot establish its basement or complete built-area total. [Environmental Clearance, p.2.]

Type / villa	Ground + first	Versus smaller Type 1
Smaller Type 1	324.98 sqm	Reference
Smaller Type 2	322.05 sqm	About 0.9% less
500 Type 1 / 2	452.51 / 453.07 sqm	About 39.2% / 39.4% more
84	325.82 sqm	Only 0.84 sqm more, about 0.3%
85	369.96 sqm	About 13.8% more
86	390.64 sqm	About 20.2% more
87 / 88	394.11 sqm	About 21.3% more

Four main bedrooms, not five

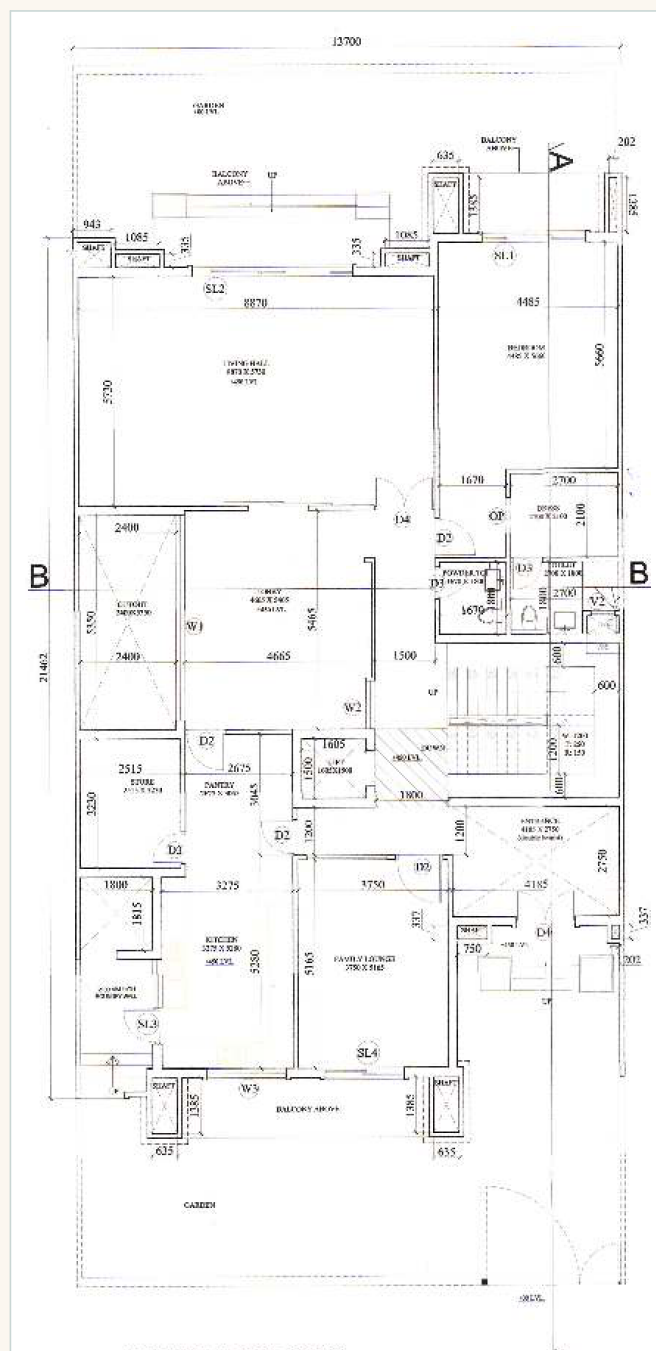
All four standard submitted types show **one main bedroom on the ground floor and three on the first floor**. Terrace accommodation is not another equivalent family suite. The larger 500 Type 2 first-floor front zone labelled double height is a void, not a fifth bedroom. It gives volume and visual connection, with less enclosed area and potentially more sound transfer between levels. [SD-26,28,30,32, p.1 each.]

Type	Villa numbers in the clearance	Useful distinction
500 Type 1	10–15 (13 omitted), 30–46, 59–82, 105–114: 56 houses	Largest standard daily floor plates; pooja and adjoining store. Full living floors supplied in SD-26.
500 Type 2	47–55: 9 houses	Similar area; different living proportions; strong room beside pooja. Front upstairs void is not a bedroom.

Type	Villa numbers in the clearance	Useful distinction
Smaller Type 1	1–9, 16–29, 56–58 and R1: 27 houses	Four main bedrooms, central cut-out, smaller basement and terrace accommodation.
Smaller Type 2	89–104: 16 houses	All floors supplied in SD-32. Its future-parcel rear is the principal position trade-off.
Individual houses	83–88: 6 houses	Detailed sheets supplied for 84–88. Site ground-plan information and EC metrics exist for 83, but no dedicated detailed sheet here.

The larger standard house

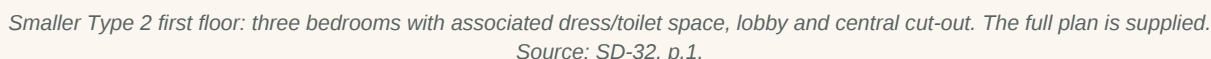
In 500 Type 1, ground living/dining is labelled $8,870 \times 5,730$ mm and the rear bedroom $4,485 \times 5,660$ mm. Type 2 changes these proportions to $8,420 \times 6,255$ mm and $4,485 \times 6,135$ mm. These offer more flexibility for separate seating, a large dining table and an older person's bedroom than the smaller footprint; actual clear space depends on openings and finishes. Both have pooja accommodation. Type 1 labels the adjoining room “store”, Type 2 “strong room”. [SD-26 and SD-28, p.1.]



The supplied 500 Type 1 ground plan includes living/dining, ground bedroom, kitchen and pooja/store. It is not missing from the filing. Source: SD-26, p.1; crop for room legibility.

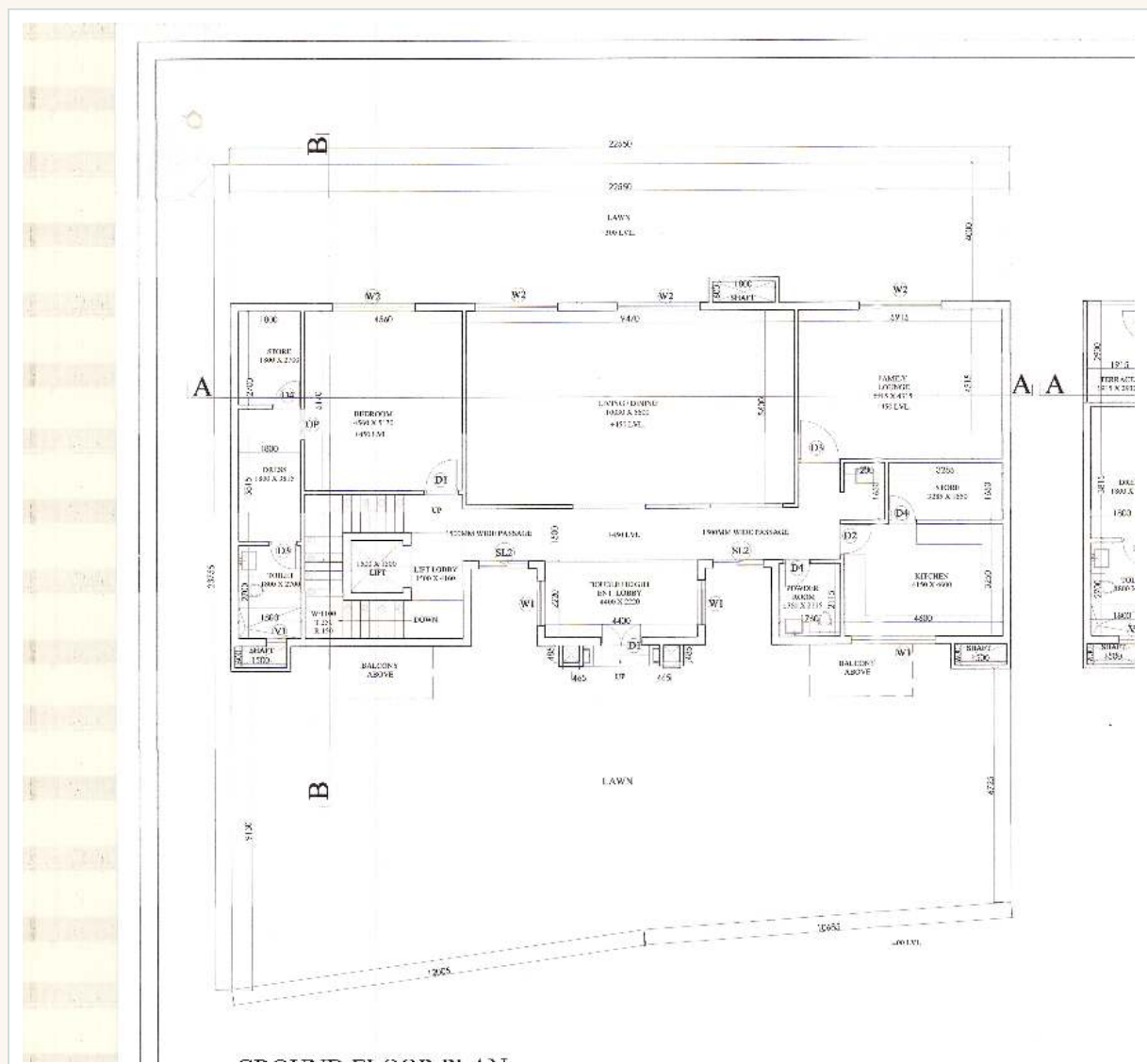
The submitted larger-type terrace shows a room/store arrangement with one toilet, while the sales terrace sheet depicts two utility rooms and two toilets. These differing representations are not a promise that both are available. Settle helper accommodation, independent access, laundry and drying in the selected handover plan instead of counting terrace utility rooms as main family suites. [SD-26/28, p.1; Sales “500 sq yd, terrace floor”, p.1.]

The ground plan labels living space 6,480 × 4,410 mm and rear bedroom 4,490 × 4,945 mm. Some upstairs bedrooms are long and about 3.6 m wide: wardrobe and bed positions matter more than overall area suggests. The central cut-out provides another light/air relationship, so these are not simply party-wall tubes lit only at front and back. Its effectiveness depends on actual openings and keeping it unobstructed. [SD-30 and SD-32, p.1.]



Villas 84–88 each show four main bedrooms over ground and first. Villas 85–88 also have an upstairs family lounge, useful when television, conversation and children’s activities need separate places. Villa 84 does not offer that upstairs lounge. The wider plans distribute rooms across the frontage rather than simply stretching a narrow standard house. Southward entry and future-parcel rear remain counterweights to the interior advantage. [SD-34 to SD-42, p.1 each.]

Villa 84 exceeds smaller Type 1 by 47.618 sqm total, of which 46.542 sqm is basement; the ground-plus-first gain is just 0.840 sqm. **85** adds 44.973 sqm on the main two floors. **86–88** add about 65.66–69.13 sqm there. These are stronger alternatives for extra family space; 84 suits someone specifically valuing a larger basement. A price comparison still needs matched offers.



Villa 88 ground floor illustrates the wider individual layout. Its upstairs family lounge is shown on the same source sheet. Villa 87 has the same scheduled areas. Source: Villa 88 plan SD-34, p.1.

6 Living in the house

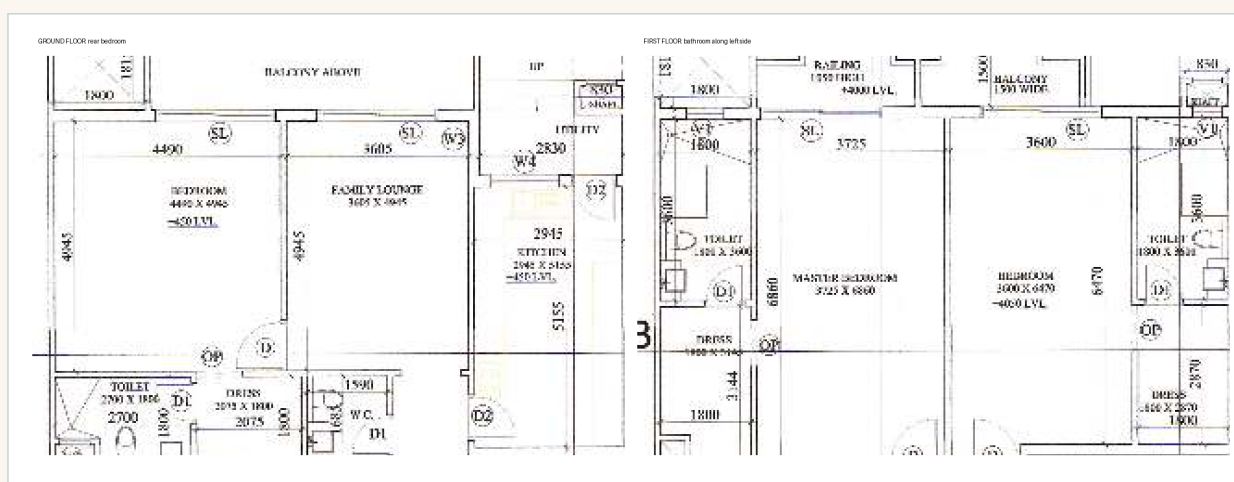
Sun and privacy follow rooms and gardens

Eastward rear gardens in 35–46 and 1–9 sit on the morning side; westward rear gardens in 16–29 and 59–82 face the afternoon side. This comparison does not predict hours of sun: party walls, balconies, planting and future buildings alter room light. A southward rear in 47–55 may suit winter outdoor use but need seasonal shading. A northward rear in the top row does not guarantee no direct sun.

Future massing can affect privacy and daylight on tower-edge and reserved-parcel rows even where the immediate plan looks open. A green rear also need not be private: paths, clubhouse users and landscaping put people near gardens. 25–28 offer convenience and outlook near pool activity; 18–22 give an alternative farther away. The plans support these relationships, not measured noise or a solar study. [Site Plan and Landscape Plan, p.1 each.]

Check the floors above each other

In smaller Type 1 and Type 2, aligning corresponding outside walls shows the first-floor rear bathroom strip above **part of the ground-floor rear bedroom**. It is not the entire bedroom, but the partial overlap matters to households avoiding this arrangement. It also makes waterproofing, plumbing access and drainage sound worth understanding; it does not establish a defect or inevitable leakage. This finding is specific to the smaller plans. [SD-30 and SD-32, p.1.]



Corresponding rear portions, ground floor left and first floor right. Align the rear and left outside walls: the first-floor bathroom occupies part of the ground bedroom below. Source: SD-30, p.1.

Older people, helpers and daily movement

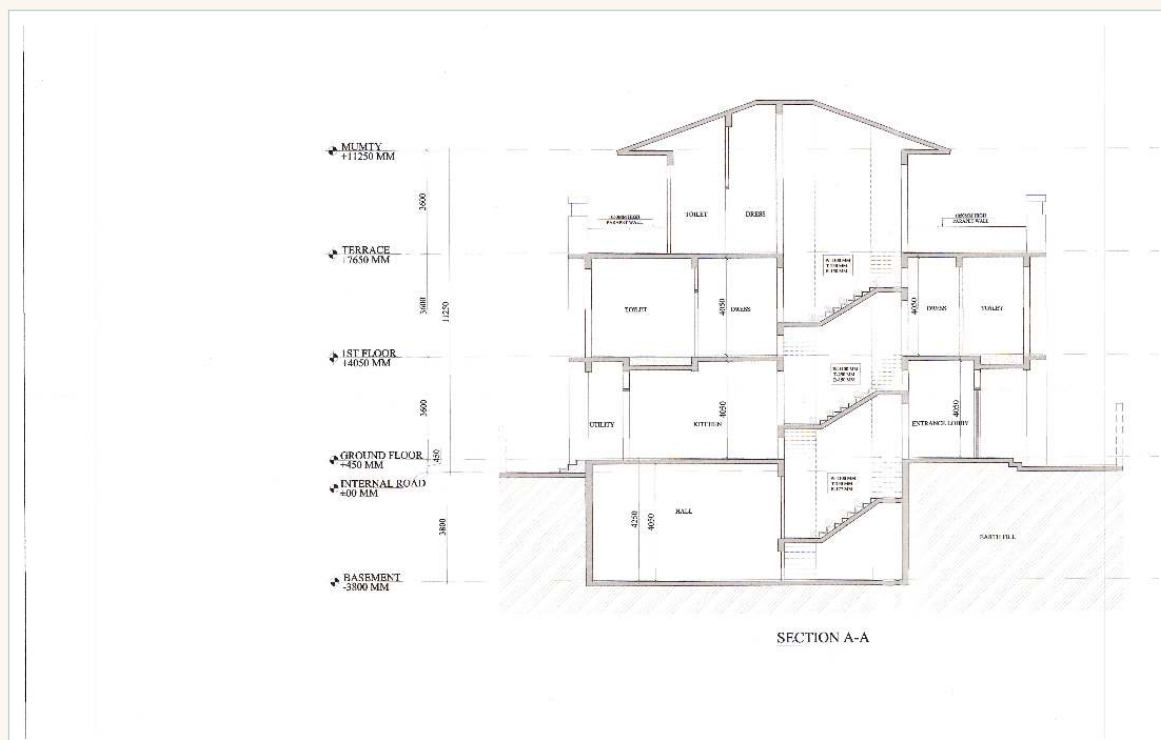
A ground-floor bedroom with bathroom is useful when stairs become difficult. However, the plans show a raised ground level around +450 mm and entry steps. A lift position labelled 1,500 × 1,500 mm is not a certified clear car size or proof of wheelchair access. Car-to-bedroom route, thresholds, bathroom door and lift specification must work together. Do not buy the word “lift” as a substitute for that route. [Submitted standard villa plans and sections, p.1 each.]

Chores also move between levels: basement storage, ground-floor cooking, bedrooms above and terrace laundry. Helper or utility accommodation can be useful, but sales and submitted layouts differ. Match the intended use to the actual room, ventilation, toilet and access rather than assuming terrace utility space is equivalent to a main bedroom.

Basement area is not another ready-made bedroom floor

Submitted standard basements are largely halls/stores and show no WC. Sales sheets use lifestyle labels such as bar, theatre and pantry. These do not establish a fitted kitchen, bathroom or permission for sleeping accommodation. Media/hobby/work space may be valuable, but adding drainage is not a furniture change. Sections show different levels; a uniform 4.25 m clear basement height is not supported across types. [SD-26/28/30/32, p.1; Sales basement plans, p.1 each.]

Separate sewer and storm-water networks are drawn, but they do not prove as-built drainage, waterproofing or pump condition. For a completed offer, inspect basement dampness after rain and the actual drainage/pumping arrangement. That tests the usefulness of a below-ground room without claiming this site floods. [Sewerage Plan and Storm-Water Drainage Plan, p.1 each.]



The smaller villa section shows the basement and successive living/terrace levels. Floor levels are not the same as clear room heights. Source: Smaller Type 1 plan SD-30, section A-A, p.1.

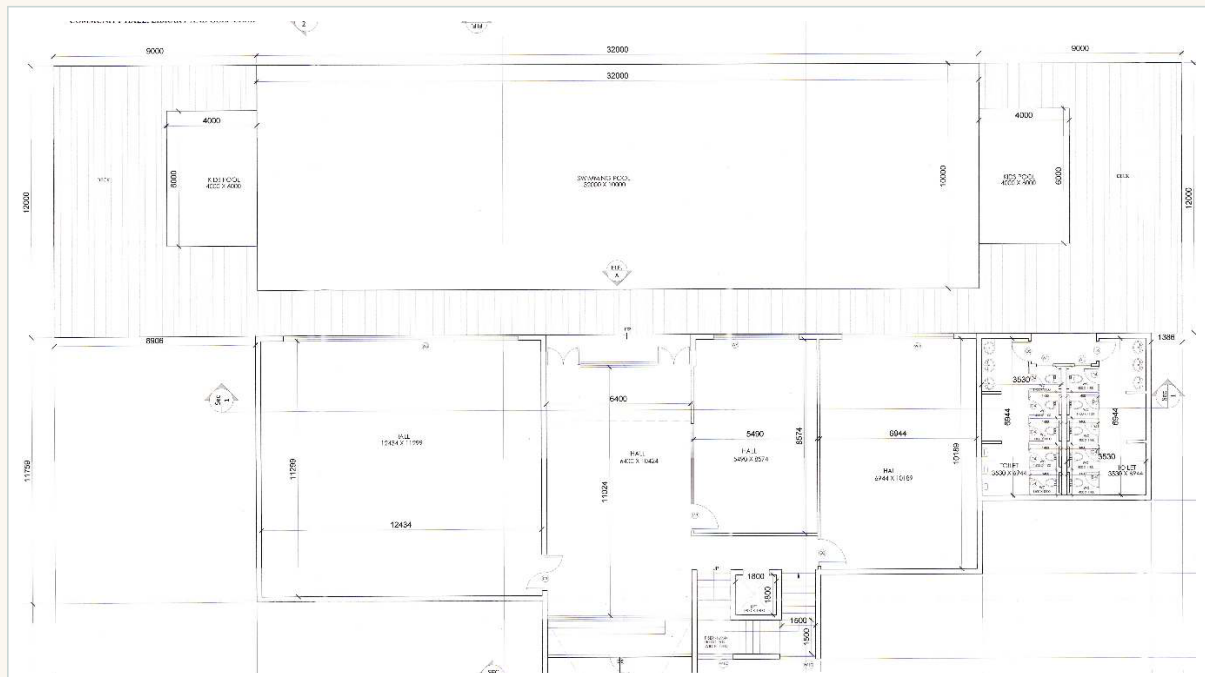
7 Shared facilities and running costs

Golf outlook and golf rights are separate

The 7.69-acre golf allocation includes central and peripheral areas; the wider Sports City golf landscape extends beyond the project boundary. Green behind a house does not itself grant playing membership, ownership of the view, rear-garden access or perpetual protection against change. Internal-golf rear and outer-golf rear have different land relationships; neither justifies a membership premium without contractual entitlement. [Layout SD-01 and Landscape Plan, p.1 each.]

The clubhouse is useful, but its specification matters

The submitted clubhouse sheet and site layout show a **32 × 10 m main pool** and two **4 × 6 m children's pools**. The detailed club sheet also shows basement squash. The small pools are not labelled jacuzzis. The area schedule separates 950.660 sqm services from 100.063 sqm FAR. The water-supply/club sheet includes a 140.5 sqm multipurpose space and yoga/cards/café labels, not a full operating specification. The tower precinct has another clubhouse; access to both cannot be assumed. [Clubhouse SD-24, Water Supply Plan and Site Plan, p.1 each.]



Submitted clubhouse pool: 32 × 10 m, with two 4 × 6 m children's pools. The site layout uses the same dimensions. Source: Clubhouse SD-24 and Site Plan, p.1 each.

Whole-scheme capacity is not a household entitlement

Filed provision	Buyer meaning
Water: 528 kL/day; 266 fresh, 262 recycled	Combined design balance. Fresh sources are municipal supply plus private tankers, not uninterrupted municipal supply alone.
Villas: 78.43 kL/day domestic + flushing	About 688 litres per villa/day on an eight-resident design assumption for 114 villas; not a contractual metered allowance.
STPs: 40 + 370 = 410 kL/day	Two capacities. Actual installed plant/location/operation matter; do not attribute all treatment capacity to a chamber symbol beside one house.
Power: 5,770 kVA demand; 3,780 kVA DG	Five generators: 3 × 1,010, plus 500 and 250 kVA. Does not specify each house's backup load.
Landscape: 52,322.54 sqm; 40.34% of EC site	Combined-scheme denominator; not private garden area or exclusively villa residents' open space.

The clearance assigns 138 kL/day to landscape, about 26% of total demand, intended to use recycled water. Pools and generator cooling add loads. Irrigation, treatment, pumps, backup and clubhouse operation create costs even when few homes are occupied. Obtain the allocation between villas, towers, golf and promoter, including unsold units and the period before later phases operate. No maintenance rate follows from the supplied filing. [Environmental Clearance, pp.2–4,9.]

Parking figures are for different scheme schedules

The clearance gives **2,028 spaces against 1,959 required**: 379 surface and 1,649 basement. A specific condition asks for excess parking to be deleted and the plan revised. Noida later gives **2,099 against 2,077 required**: 379 open and 1,720 upper-basement. These do not allocate spaces to each villa. Front bays on a villa plan also do not settle visitor rights or permit blocking common/fire access. [Environmental Clearance, pp.1,3,8; Noida Building Approval, pp.5–6.]

8 What the permissions cover

The two principal permissions do not reconcile themselves

The document filed as a “Commencement Certificate” is the **environmental clearance dated 12 July 2016**. Its tower envelope is two basements, ground plus 28 floors and penthouse, maximum height 106 m. The **Noida approval is dated 5 August 2016**. They give different scheme totals. [Environmental Clearance and Noida Building Approval, p.1 each.]

Measure	Environmental clearance	Noida approval
Land basis	129,701.810 sqm	129,701.81 + 4,845.59 = 134,547.40 sqm
Proposed FAR	156,698.665 sqm	166,115.799 sqm
Total built area	268,002.531 sqm	271,555.01 sqm
Dwellings	654: 114 villas + 540 flats	592 proposed; 750 permitted
Parking required / provided	1,959 / 2,028	2,077 / 2,099

FAR is floor area counted for permission, not all built space or carpet area. Noida’s total includes 166,115.799 sqm FAR, 15,164.92 sqm services and 90,274.291 sqm basement. The FAR difference is **9,417.13 sqm, about 6.0%**. The 5% green-building bonus of 7,911.811 sqm does not alone equal that gap. The 62-dwelling difference also cannot be settled by simply choosing the later or smaller figure. Identify the operative permissions and amendments; these differences do not alone prove illegality. [Environmental Clearance, p.1; Noida Building Approval, pp.5–7.]

Sports City remains an integrated obligation

Noida links original-lessee and sub-lessee obligations. Recreational FAR transferred to residential Phase 2 depends on recreational-facility completion and occupation certification; Phase-2 approval is indicative until then. Sports facilities must progress with or before housing. That wider delivery relationship matters to the tower phase and overall environment. [Noida Building Approval, p.2, clauses 17–18,24.]

The cited 240,236.59 sqm residual recreational FAR belongs to the wider Sports City framework; it is not each villa buyer’s bonus area or automatic enlargement permission. Individual detailed approval is required, and stamped detailed sheets are supplied for standard types and 84–88. The condition is not proof that those plans are absent. [Noida Building Approval, p.2 clause 27, p.3 clause 28, p.7 note 2.]

The condition against dividing sub-lease plots by boundaries concerns integration of Sports City, not a blanket prohibition on every garden fence. A garden also does not make the villa independent freehold. The maximum five-year approval validity and inspection/completion conditions make renewals and current permissions relevant; the historic date alone does not prove later permissions do not exist. [Noida Building Approval, pp.1,4.]

9 Title, lease and lender claims

What the clear A12 deed establishes

The readable A12 deed records Logix Builtwell transferring a **55,300.97 sqm** sub-lease interest to Celerity through the Sports City chain. Executed **11 September 2015**, it was registered **15 September 2015**. This A12 interest's 90-year term starts **6 August 2015**; the earlier 26 December 2013 recital date is not its commencement date. [A12 Sub-lease Deed, pp.3,5,11,29.]

Local club, roads, parks and utilities are developer responsibilities; remaining sports facilities involve the original lessee/other sub-lessees. The 70% recreation, 2% commercial and 28% residential framework concerns the wider Sports City, not exclusive villa ownership of those proportions. [A12 Sub-lease Deed, p.7.]

Two other supplied deed scans are too low-resolution for reliable clause-by-clause reliance. A12 cannot certify every parcel/title link. Tie the offered villa to its sub-plot and current chain, authority dues and releases rather than assuming one deed proves the entire assemblage.

Rent, authority dues and resale

The A12 deed sets nominal rent for the first three years, then annual rent based on 1% of premium for seven years, 50% increases each decade, and a stated one-time option based on eleven years' rent. Current payment is not established. Three consecutive defaults can engage determination provisions; Noida retains first claim for its dues. These clauses require a paid-up position and allocation of continuing liability, not a buyer bill calculated from old figures. [A12 Sub-lease Deed, pp.11–13.]

Whole-plot transfer, built-space transfer and residential/commercial sub-leasing through tripartite arrangements have different conditions. The deed also distinguishes an initial subsidiary-transfer concession from later prevailing policy charges. Do not reduce these to one universal resale rule. The offered deed must identify the applicable route, remaining term and charges. [A12 Sub-lease Deed, pp.14–15,22–23.]

Historical charges are not today's debt total

The 2018 record lists a **Rs.400 crore IDBI Trusteeship charge**, with security referring to existing-lender exit around 28 February 2018 and a separate hypothecation deed. Earlier records show **Rs.75 crore ICICI** and **Rs.130 crore IL&FS** charges with blank satisfaction dates. This may involve refinancing; adding them to assert Rs.605 crore current debt is unjustified. Full security terms and current satisfaction/release evidence are absent. [2018 Charge filing, p.1; earlier Charge Details, pp.1–3.]

Obtain the current search and applicable lender release/NOC identifying the villa and land interest, tied to payment and conveyance. A blank historical satisfaction field does not prove a charge exists today, while a general seller assurance does not discharge it.

10 Purchase and negotiation

Resolve “350 versus 300” with the actual parcel

The sales ground sheet labels a plot **25.51 × 11.50 m**: 293.365 sqm, about 350.86 sq yd. Relevant site plots instead show **21.65 × 11.50 m**: 248.975 sqm, about 297.78 sq yd; a 21.81 m depth gives about 299.97 sq yd. Detailed submitted types say RH300. This is a dimensional conflict, not something a marketing type name resolves. [Sales “350 sq yd, ground floor”; Site Plan; SD-30/32, p.1 each.]

At the same width, 25.51 versus 21.65 m differs by **44.390 sqm, about 53.09 sq yd**, or 15.13% of the larger rectangle. Rounded 350 versus 300 is 14.29% less than 350, not 17% less than promised land. The plans do not establish land was removed; a matching house footprint does not prove legal plot boundaries. Agree the specific legal area, dimensions, garden/boundary and sale plan together.



The sales smaller-villa ground plan uses the longer 25.51 m plot dimension. Compare the site dimensions and submitted RH300 description before agreeing a land-based price. Source: Sales “350 sq yd, ground floor”, p.1.

For comparison, the larger standard plot is labelled 30.50 × 13.70 m on the site plan: 417.85 sqm, about 499.75 sq yd. That is consistent with the 500 sq yd type name, while still requiring the selected parcel to be identified in the sale document. [Site Plan, p.1.]

The application is not a completed villa agreement

The twelve-page form uses generic “apartment” wording. Price, carpet/super area, terrace, parking and payment annexure are blank. It establishes neither all-in price nor actual instalments. Change clauses and retained future FAR need to be reconciled with a defined house and operative approval. [Application Form, pp.3,6,8,11.]

Filed clauses	Buyer consequence
7–9: booking/cancellation	15% described as booking money; forfeiture includes brokerage, benefits and interest. A 45-day period for remaining refund IS stated. The form is not legal authority to collect 15% before a compliant agreement.
13–14: parking/transfer	Parking described as inseparable; transfer involves company consent/admin charges. Define actual villa bays, visitor rights and applicable resale charges.
15–16: maintenance/future FAR	Maintenance linked to notice/deed trigger; future FAR retained. Settle usable-service trigger, cost allocation and approved common-area structure.
18,20: borrowing/buyer finance	Company contemplates borrowing and encumbrance-free conveyance; buyer finance is not a purchase condition. Arrange release protection and loan timing first.
23,26: common areas/possession	Common areas finalised with all phases; possession notice follows OC and club may lag. Separate villa readiness, essential services and amenity delivery.
29: definitive documents	Later agreement/documents prevail. Read and negotiate these before relying on the application description.

[Application Form, pp.6–10; payment annexure p.11.] These are commercial exposures, not a ruling that every printed term is enforceable. A villa-specific agreement should reconcile plot and house areas, plans, specifications, possession, defects, common rights and charges.

Turn the analysis into the offer

- **Pay for the space you use.** Compare main living floors separately from basement/terrace. Villa 84 has a different value argument from 85–88.
- **Price the actual rear neighbour.** Internal golf, outer golf, reserved land and tower precinct differ. For 105–114, use the specific plant/pool/tower position.
- **Define land before a per-square-yard negotiation.** Resolve the smaller-type discrepancy in the selected parcel's sale document.
- **Make facility premiums contractual.** Specify golf/club access, completion and charges; a drawn pool does not establish free membership.
- **Protect transfer and payment.** Tie commitment to current completion, operative documents and unit release mechanism. Historic records do not settle these.

For resale, entrance preference may broaden appeal for some households, but garden exposure, useful family floors, clear dimensions, maintenance and completed surroundings also matter. No fixed premium, appreciation rate or holding period follows from the filing.

11 Documents that settle the decision

Six requests address the actual unresolved matters in this property:

- **Current unit/phase completion pack:** progress, relevant completion/occupation certificates, present RERA position and actual villa/access/service inspection. This resolves the gap after March 2018 and the 2023 extension date.
- **Selected-villa sale plan:** legal area/boundaries, applicable house sheet, area definitions and specification. Obtain the dedicated plan for 83; phase/inventory inclusion and access for R1.
- **Reconciled permission schedule:** operative environmental/Noida approvals and amendments explaining land, FAR, dwellings and parking, plus relevant Sports City conditions.
- **Exact sub-plot title/release pack:** readable chain, authority dues, current encumbrance search and lender-release mechanism naming the villa and land interest.
- **Common-facility/cost schedule:** villa/tower/golf rights, membership, early-phase services, maintenance allocation including unsold units, home water/backup specification.
- **Completed commercial agreement:** all-in price and charges, instalments, possession/maintenance triggers, cancellation/refund, transfer and defects, with the selected plans attached.

A practical buying threshold

Continue if the offered house fits a supported position/layout preference and its price reflects actual land, useful space and neighbours. Commit when current completion, operative plan, title/release and recurring costs can be tied to that house. There are worthwhile villa options in the filing; it does not alone establish a ready, unencumbered, fully serviced purchase today.

12 Source guide

References count PDF pages, including covers and registration pages; single-sheet plans are p.1. Names describe actual contents. This report uses the supplied historical filing, without a site survey or current portal refresh.

Readable source	Coverage
UP-RERA project-summary record	Basic/project details, promoter, dates and complaint counts.
Engineer's, Architect's and CA Certificates, 19 March 2018	Land, buildings, progress, cost and collections; p.1 each.
Environmental Clearance, 12 July 2016, 10 pages	Filed as commencement certificate. Inventory/area pp.1–2; services pp.2–4; odour p.7; parking p.8; operation p.9.
Noida Building Approval, 5 August 2016, 8 pages	Validity p.1; Sports City p.2; individual approval p.3; integration p.4; schedules pp.5–7.
Layout SD-01; Site Plan; Landscape Plan	Phase boundaries, numbering, gates, green/golf and future neighbours; p.1 each.
SD-26, SD-28, SD-30, SD-32	500 Type 1, 500 Type 2, smaller Type 1, smaller Type 2 respectively; all floors/schedules/sections, p.1 each.
SD-34,36,38,40,42	Villas 88,87,86,85,84 respectively, p.1 each.
Clubhouse SD-24; Water Supply Plan	Club/pool layouts and services, p.1 each.
Sewerage and Storm-Water Drainage Plans	Separate networks, p.1 each.
Sales floor plans, 500/350 sq yd	Layouts and plot/terrace discrepancies, p.1 each.
A12 Sub-lease Deed, 29 pages	Chain pp.3–5; obligations p.7; rent/term p.11; authority/default pp.12–13; transfer pp.14–15,22–23; registration p.29. Other deeds too low-resolution for equivalent reliance.
2018 Charge filing; earlier Charge Details	IDBI: 2018 filing p.1. ICICI/IL&FS: earlier details pp.1–3.
Application Form, 12 pages	Blank fields p.3; terms pp.6–10; blank payment annexure p.11.
Promoter Form-B affidavit	Historical 74-month declaration; verification and attestation, pp.1–3.

Calculations use stated dimensions/schedules and rounded display values. Layout interpretations and advice are distinguished from entitlements in the prose. This is buyer guidance, not a title certificate, valuation, structural inspection or legal opinion.