

## 2021-22 (Commercial Builder Plot-1)

Noida announces e-Auction for the allotment of Commercial Builder Plots in Sector-33, 35, 40, 44, 50, 58, 63, 65, 72, 73, 82, 92, 94, 105, 108, 112, 120, 121, 122, 126, 135, 142, 151, 93B, Plot No H-03, Sector 96 and Hotel Pocket at Noida Convention and Habitat Center, Sector 94 as per terms and conditions prescribed in the e-brochure

DATE OF OPENING OF SCHEME:- 05.07.2021

LAST DATE FOR REGISTRATION:- 04.08.2021

Interested bidders will need to register and obtain user ID and password on the portal <https://property.etender.sbi>. For further queries kindly contact Mr. Dharam Singh Rathod- 9374519754

- **Plot No H-03, Sector 96 and Hotel Pocket at Noida Convention and Habitat Center, Sector 94** Rs 59,000/-(including G.S.T.@ 18%) and Processing Fees of Rs 5,90,000/-(including G.S.T.@ 18%) for participation in the e-auction through online payment on or before 04.08.2021 by 5.00 pm
- **Commercial Builder Plots in Sector-33, 35, 40, 44, 50, 58, 63, 65, 72, 73, 82, 92, 94, 105, 108, 112, 120, 121, 122, 126, 135, 142, 151, 93B** Rs 59,000/-(including G.S.T.@ 18%) and Processing Fees as mentioned in table.

### A-1 DETAILS OF THE PLOT (1)

S. No.	Sector	Plot No.	Area in sqm.	Reserve price (in Rs./sq.m.)	Processing fee (in Rs.)	Concerned Sr.Manager (Work Circle/Mobile No.)
1	96	H-03	24000.00	1,59,000	5,90,000/-(including G.S.T.@ 18%)	Sh. Satender Giri 9205691306

### (2) Hotel Pocket at Noida Convention & Habitat Center, Sector 94, Noida

S. N.	POCKET	Area in sqm.	Reserve price (in Rs./sq.m.)	Processing fee (inRs. Including G.S.T @ 18%)	Concerned Sr.Manager (Work Circle/Mobile No.)
4	Hotel Block	1980.00	733596	2,36,000	Sh. V.K. Rawal 9205691103

### (3) Commercial Plots area measuring 480 SqMtrs to 10031 SqMtrs.

S.N	Sec	Plot No	Area(Sq Mtrs.)	Reserve Price Per Sq Mtr (in Rs.)	Total premium	Processing Fees in Rs.(Non Refundable & Non-Adjustable)	Concerned Sr.Manager (Work Circle/Mobile No.)
1	33	A-44A	3266.81	1,41,100	46,09,46,891	4,72,000/-	Sh. H.S. Khampa 9205691288
2	35	A-117B	4559.81	1,41,100	64,33,89,191	4,72,000/-	Sh. H.S. Khampa 9205691288
3	35	A-119B	2101.68	1,41,100	29,65,47,048	4,72,000/-	Sh. H.S. Khampa 9205691288

4	40	F-64F	4380.57	1,41,100	61,80,98,427	4,72,000/-	Sh. Satender Giri 9205691306
5	44	A-14B	7800	1,41,100	110,05,80,000	5,90,000/-	Sh. Satender Giri 9205691306
7	50	E-03	7850	1,41,100	110,76,35,000	5,90,000/-	Sh. Satender Giri 9205691306
8	50	F-1B	3000	1,41,100	42,33,00,000	4,72,000/-	Sh. Satender Giri 9205691306
9	50	COMM-03	6000	1,41,100	84,66,00,000	5,90,000/-	Sh. Satender Giri 9205691306
10	50	COMM-01	480	2,20,150	10,56,72,000	2,36,000/-	Sh. Satender Giri 9205691306
11	58	B-30	891	2,04,000	18,17,64,000	2,36,000/-	Sh. H.S. Khampa 9205691288
12	58	C-64	1800	1,35,150	24,32,70,000	2,36,000/-	Sh. H.S. Khampa 9205691288
13	63	D-339B	1482.08	1,41,100	20,91,21,488	2,36,000/-	Sh. Rakesh Kumar 9205691473
14	65	B-85C	1461	1,35,150	19,74,54,150	2,36,000/-	Sh. Rakesh Kumar 9205691473
15	72	COMM-MPC-2	4941	1,59,000	78,56,19,000	4,72,000/-	Sh. Mukesh Vaishya 9205691087
16	73	C-01	5315.27	1,59,000	84,51,27,930	5,90,000/-	Sh. Mukesh Vaishya 9205691087
17	82	10BPKT10	800	2,04,000	16,32,00,000	2,36,000/-	Sh. Mukesh Vaishya 9205691087
18	82	10CPKT10	800	2,04,000	16,32,00,000	2,36,000/-	Sh. Mukesh Vaishya 9205691087
19	82	10DPKT10	800	2,04,000	16,32,00,000	2,36,000/-	Sh. Mukesh Vaishya 9205691087
20	92	A-94A	2432	1,35,150	32,86,84,800	4,72,000/-	Sh. Mukesh Vaishya 9205691087
21	92	B-202B	2872.05	1,35,150	38,81,57,557.5	4,72,000/-	Sh. Mukesh Vaishya 9205691087
22	92	A-138C	2280	1,35,150	30,81,42,000	4,72,000/-	Sh. Mukesh Vaishya 9205691087
23	92	B-150A	3472.20	1,35,150	46,92,67,830	4,72,000/-	Sh. Mukesh Vaishya 9205691087
24	92	B-278A	1563	1,35,150	21,12,39,450	2,36,000/-	Sh. Mukesh Vaishya

							9205691087
25	94	01A	10031	1,59,000	159,49,29,000	5,90,000/-	Sh. V.K. Rawal
							9205691103
26	94	01B	10031	1,59,000	159,49,29,000	5,90,000/-	Sh. V.K. Rawal
							9205691103
27	105	C-04	7499	1,41,100	105,81,08,900	5,90,000/-	Sh. Mukesh Vaishya
							9205691087
28	105	D-250A	6161.25	1,41,100	86,93,52,375	5,90,000/-	Sh. Mukesh Vaishya
							9205691087
29	105	D-250C	5458.05	1,41,100	77,01,30,855	5,90,000/-	Sh. Mukesh Vaishya
							9205691087
30	108	COMM-154A	3424.50	1,41,100	48,31,96,950	5,90,000/-	Sh. Mukesh Vaishya
							9205691087
31	112	NEAR SK-74	504	1,66,600	8,39,66,400	2,36,000/-	Sh. Mukesh Vaishya
							9205691087
32	120	Near GH-03	5700	1,35,150	77,03,55,000	5,90,000/-	Sh. Mukesh Vaishya
							9205691087
33	121	COMM-01	6046	1,35,150	81,71,16,900	5,90,000/-	Sh. H.S. Khampa
							9205691288
34	122	E-02	4782	1,35,150	64,62,87,300	4,72,000/-	Sh. Mukesh Vaishya
							9205691087
35	122	E-06	1525	1,35,150	20,61,03,750	2,36,000/-	Sh. Mukesh Vaishya
							9205691087
36	122	E-07	1539	1,35,150	20,79,95,850	2,36,000/-	Sh. Mukesh Vaishya
							9205691087
37	122	E-08	1553	1,35,150	20,98,87,950	2,36,000/-	Sh. Mukesh Vaishya
							9205691087
38	122	E-09	1513	1,35,150	20,44,81,950	2,36,000/-	Sh. Mukesh Vaishya
							9205691087
39	126	COMM-01	5500	1,25,800	69,19,00,000	5,90,000/-	Sh. V.K. Rawal
							9205691103
40	135	COMM-01	8082	1,41,100	114,03,70,200	5,90,000/-	Sh. V.K. Rawal
							9205691103
41	135	COMM-02	5381	1,41,100	75,92,59,100	5,90,000/-	Sh. V.K. Rawal
							9205691103
42	142	11B	5200	1,41,100	73,37,20,000	5,90,000/-	Sh. Mukesh Vaishya
							9205691087
43	142	11C	5200	1,41,100	73,37,20,000	5,90,000/-	Sh. Mukesh Vaishya
							9205691087

44	151	C-02	486	2,20,150	10,69,92,900	2,36,000/-	Sh. A.K. Jain 9205691612
45	151	C-03	695.89	2,20,150	15,32,00,183.5	2,36,000/-	Sh. A.K. Jain 9205691612
46	93B	COMM-01	4927.24	1,41,100	69,52,33,564	4,72,000/-	Sh. Mukesh Vaishya 9205691087
47	93B	COMM-02	6090	1,41,100	85,92,99,000	5,90,000/-	Sh. Mukesh Vaishya 9205691087

\* Areas are tentative and can be increased or decreased at the time of handing over of possession.  
For site visit and any assistance on ground kindly contact concerned Sr. Manager (Work Circle)

## A-2 DEVELOPMENT NORMS

The allottee can do development as per the norms specified in the Building Regulations 2010 (As Amended) of NOIDA and only after the prior approval of NOIDA.

Planning Norms:-

(1)

S. No.	Sector	Plot No.	Maximum permissible Ground Coverage	Maximum permissible FAR
1	96	H-03	40%	4.00
Setbacks		As per building regulations 2010 (As Amended) of NOIDA		
Maximum Height		No Limit (subject to fulfillment of statutory requirements by the allottee).		

## (2) HOTEL BLOCK

S.No	DESCRIPTION	HOTEL BLOCK
1	FAR (SqM)	30500
2	Service Area @ 15% (sqm)	4500
3	Dwelling Units (SqM)	250
4	Parking Area (SqM)	4500
5	Number of Parking (SqM)	150

The plots measuring area upto 5000 SqMtrs shall be used for General Commercial, Shops and Offices. Plots measuring area above 5000 SqMtrs shall be used for development of Commercial Complex(s) for commercial activities such as shopping malls, showrooms, retail outlets, hotels, restaurants, offices and such other commercial uses, subject to the condition that the activities considered to be a public nuisance/hazardous shall not be carried out. Any activity, which creates noise pollution or air pollution or water/chemical pollution, shall not be allowed. All the allowed activities shall be only within the permissible Floor Area Ratio (F.A.R.), MAXIMUM 40% OF PERMISSIBLE F.A.R. CAN BE USED FOR RESIDENTIAL PURPOSES