



Sector 79, Sports City, Noida

### **About Urbtech India:**

- Urbtech India is promoted by dynamic, young and successful entrepreneurs.
- Having a history of trajectory growth over a period of four decades in steel and agro based industries, namely Bhupendra Steels Private Limited and Khosla Agro Overseas from Punjab are well established and hold a high reputation in the market.

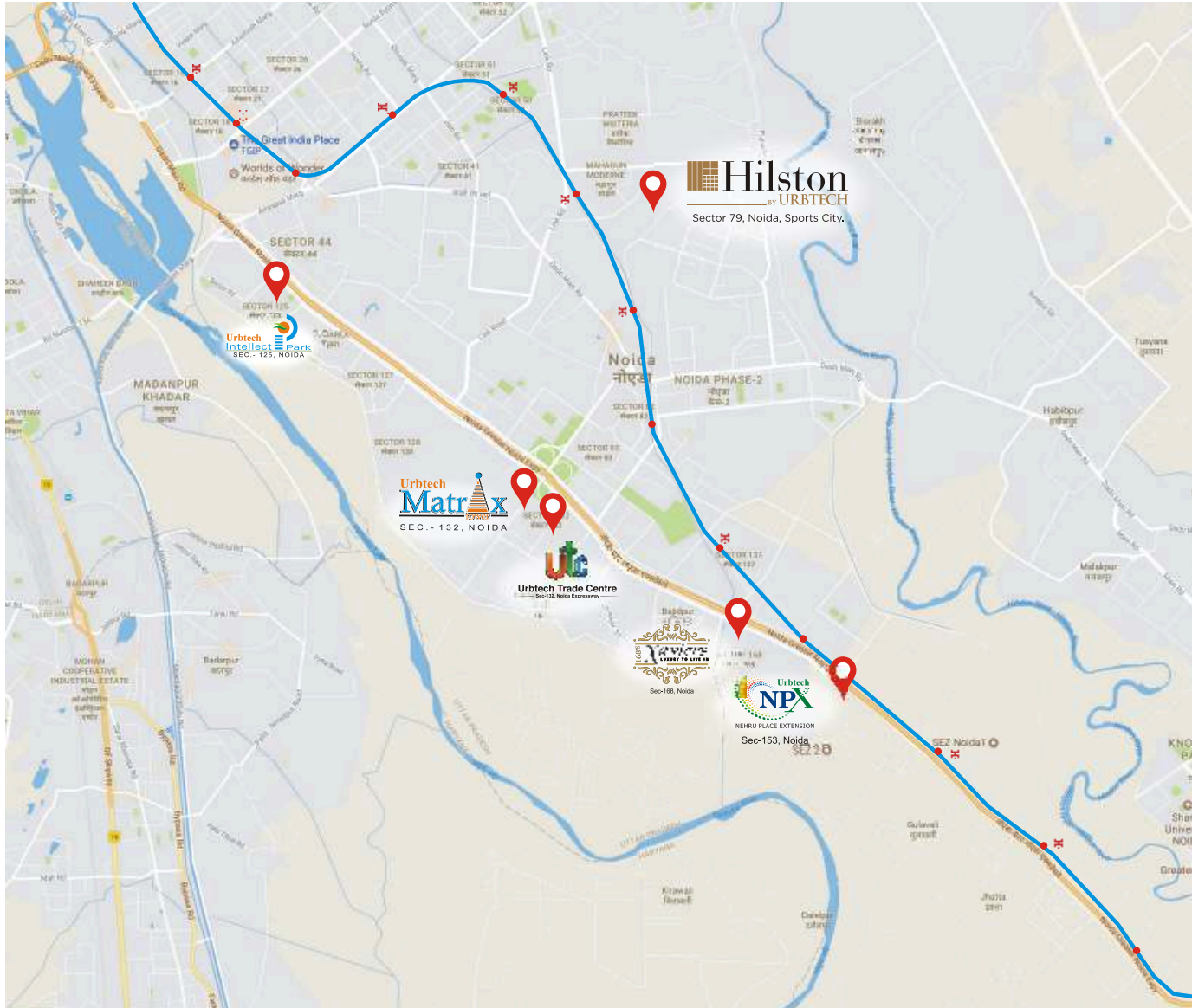
### **Other Projects By Urbtech India:**

- UTC (Urbtech Trade Center) - A business hub. located at sector 132,Noida.
- Urbtech NPX - An IT/ITES project. located at sector 153, Noida and has been delivered.
- 168's Xaviers - A residential project. located at Sector 168, Noida and possession has been started.
- Urbtech Matrix Tower - A business tower. located at sector 132, Noida and has been delivered.
- Urbtech Intellect Park - A business park. Located at sector 125 and has been delivered.

### **About Hilston by Urbtech:**

- It is coming up at sports city, sector 79, Noida. The development is being done in approximately 6 Acres.
- 'Hilston By URBTECH' is designed by internationally renowned architect firm 'ACPL'
- The project is VASTU incorporated and to be completed with in 42 month.

# LOCATION MAP



DISCLAIMER: The layout shown is tentative and subject to change. NOT TO SCALE



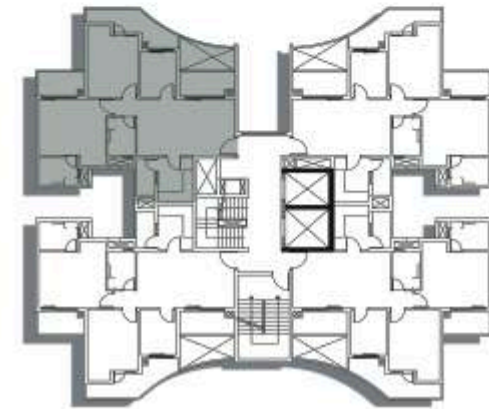
SECTOR-79 SPORTS CITY | Noida

## LEGEND

- |                               |                           |
|-------------------------------|---------------------------|
| 1. Entry                      | 17. Terraced Lawn / OAT   |
| 2. Exit                       | 18. Pool Deck             |
| 3. Guard Room                 | 19. Trellis               |
| 4. Entrance Water Feature     | 20. Kid's Play Area       |
| 5. Iconic Tower - Drop off    | 21. Lawn                  |
| 6. Drive way                  | 22. Arrival Court         |
| 7. Tower Drop off             | 23. Services              |
| 8. Drop off Feature           | 24. Feature Mound         |
| 9. Parking                    | 25. Outdoor Exercise Area |
| 10. Basement Ramp             | 26. Pavilion              |
| 11. Club Drop off             | 27. Commercial Plaza      |
| 12. Swimming Pool             | 28. Shops                 |
| 13. Kid's Pool                | 29. Stage                 |
| 14. Club Terrace - Yoga Court | 30. Buffer Plantation     |
| 15. Restaurant Terrace        | 31. Club Entry Plaza      |
| 16. Terrace Party Court       | 32. Accent Tree           |



Tower A, B, C - Eight To Nineteenth Floor  
 Tower D, E - Eight To Eighteenth Floor



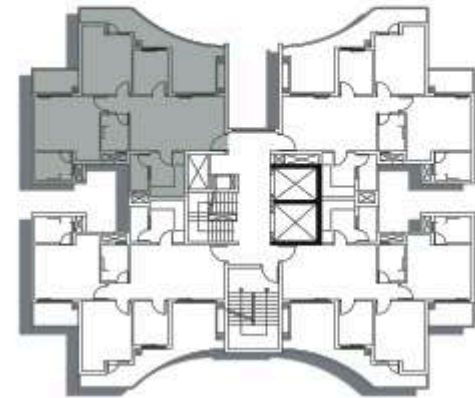
CLUSTER LAYOUT

## UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS  
 SUPER AREA = 1310 SQFT.

TOWER A,B,C - EIGHTH TO NINETEENTH FLOOR  
 TOWER D,E - EIGHTH TO EIGHTEENTH FLOOR

Tower A, B, C, D, E - Seventh Floor



CLUSTER LAYOUT

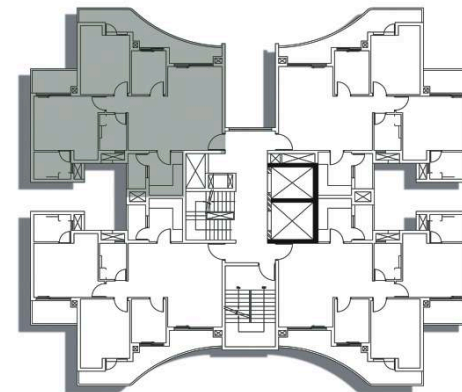
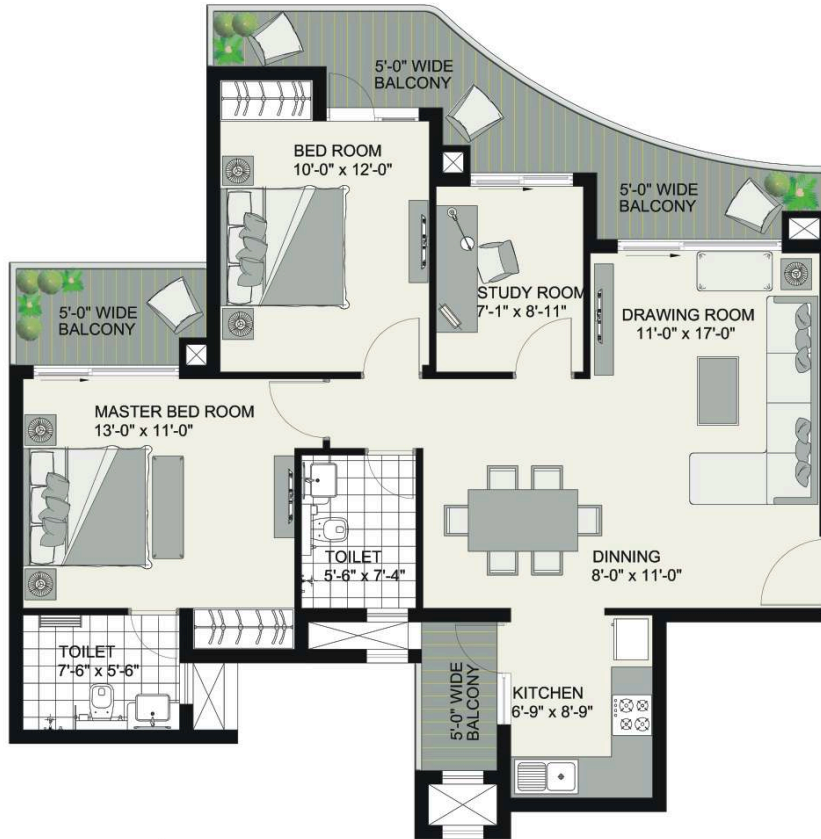
**UNIT LAYOUT PLAN**

2 BHK + STUDY + 2 TOILETS

SUPER AREA = 1320 SQFT.

TOWER A,B,C,D,E - SEVENTH FLOOR

Tower A - First To Sixth Floor  
 Tower B, C, D, E - Ground To Sixth Floor



### UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS  
 SUPER AREA = 1390 SQFT.

TOWER A - FIRST TO SIXTH FLOOR  
 TOWER B,C,D,E - GROUND TO SIXTH FLOOR

CLUSTER LAYOUT



Tower F, G, H- Seventh  
to Eighteen Floor



CLUSTER LAYOUT

## UNIT LAYOUT PLAN

3 BHK + 3 TOILETS

SUPER AREA = 1650 SQFT.

TOWER F,G,H - SEVENTH TO EIGHTEENTH FLOOR

Tower F, G, H- Sixth Floor



## UNIT LAYOUT PLAN

3 BHK + 3 TOILETS

SUPER AREA = 1720 SQFT.

TOWER F,G,H - SIXTH FLOOR

CLUSTER LAYOUT

Tower F, G, - Ground To Fifth Floor  
 Tower H- First to Fifth Floor



### UNIT LAYOUT PLAN

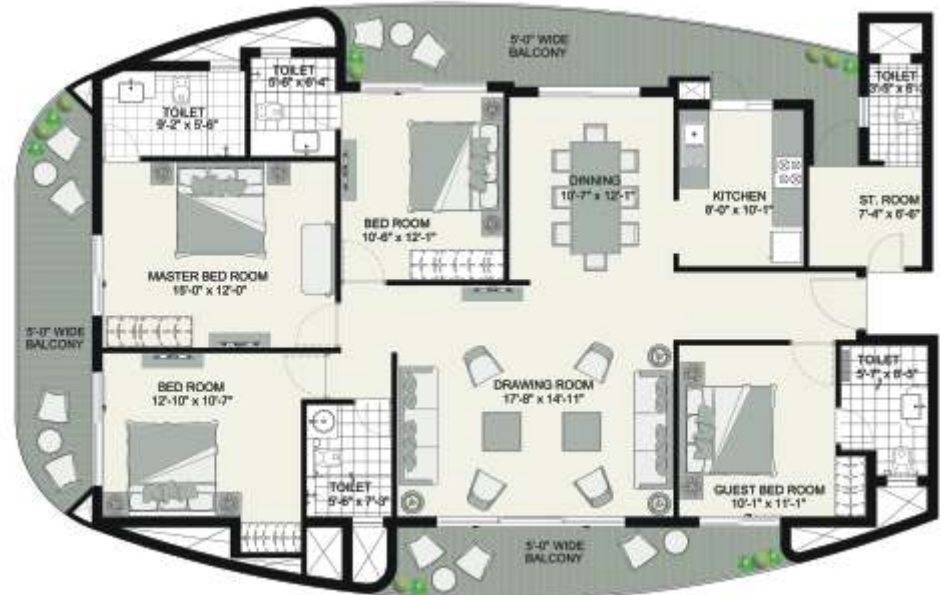
3 BHK + 3 TOILETS + SERVANT ROOM + SERVANT TOILET  
 SUPER AREA = 1770 SQFT.

TOWER F,G - GROUND TO FIFTH FLOOR  
 TOWER H - FIRST TO FIFTH FLOOR

CLUSTER LAYOUT



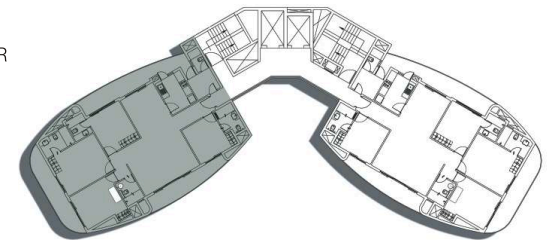
Tower 1 - Ground to Twenty Eight Floor



## UNIT LAYOUT PLAN

4 BHK + 4 TOILETS + SERVANT ROOM  
SUPER AREA = 2520 SQFT.

TOWER I - GROUND TO TWENTY EIGHTH FLOOR



CLUSTER LAYOUT

# AERIAL VIEW



# AERIAL VIEW



# FRONT VIEW







# COMPETITIVE ANALYSIS

Parameter	Regular Group Housing in Noida	Sector 79, Sports City, Noida	Benefits
<b>FAR</b>	2.75 - 3.50	2	Less construction and more green spaces
<b>Density</b>	668 Person per Acre 29,677 families in approx. 200 Acre group housing sector	263 Person per Acre 11,673 families in approx. 200 Acre sector	Less load on infrastructure. Better quality of living
<b>Average Size</b>	Average unit size of 1,285 sq. ft. in group housing sectors	Average unit size of 1,865 sq. ft. in sports city	More upscale community and neighborhood
<b>Ground Coverage</b>	40%	Less than 30%	More open spaces
<b>Sports Facilities</b>	Limited to Badminton & Tennis Courts	Sports Academies, Cricket, Swimming and Multiple other Sports Infrastructure	Availability of state-of-the-art sports infrastructure to promote active lifestyle
<b>Golf Course</b>	Only in Select Projects	9-hole Golf Course	Premium project positioning
<b>Green Areas</b>	Limited Green Spaces	126 Acres of Sprawling Greens	Larger rejuvenating spaces
<b>Club</b>	A single 10,000 – 25,000 sq. ft	Township Level: An Integrated Sports Club	Numerous sports options to choose from and wider community engagement opportunities
		Group Housing Level: An Independent State-of-the-Art Clubhouse	

Parameter	Regular Group Housing in Noida	Sector 79, Sports City, Noida	Benefits
<b>Developer Background</b>	Most developers have limited development track record	Delivered multiple project institutional / residential on Noida Expressways	Professional and transparent customer dealing Promise of timely delivery with quality
<b>Green Building</b>	Most projects do not have green building certification	Indian Green Building Council Gold rated buildings	Sustainable development causing less damage to environment. Low energy and water consumption resulting in lower maintenance
<b>Connectivity</b>	Only few group housings are within walking distance of metro station	Bang opposite to metro station. Located between 75 M wide road connecting to Noida Expressway and 75M wide FNG	Better connectivity with Delhi, Ghaziabad, Faridabad, Greater Noida and rest of Noida
<b>Payment Plan</b>	Most plans are Down Payment, Construction linked	Attractive and customised payment plan	Better ROI, Less initial exposure

*Marketed by:*



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Lease deed executed and registered on 20/10/12. vide book no. 1/3550. page no. 285 to 338 on Serial no. 5076

Sanctioned Plan approved vide reference number: Noida/CPA/2013/IV-1409/692 Dated 04/09/2013