
Logix Group



La Première

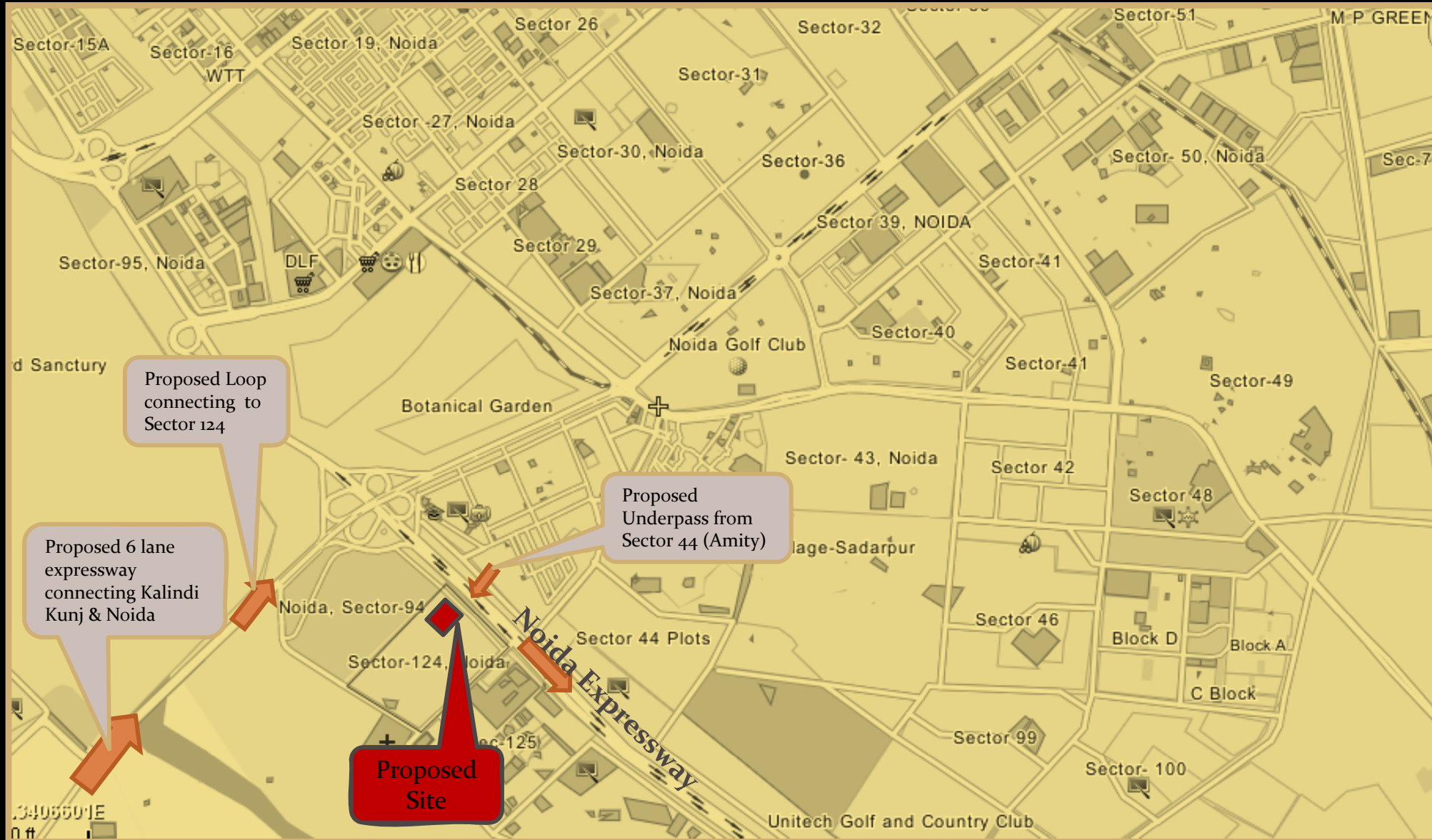
Luxury sans barriers

- œ Total Land – 64,650 sq mt (15.98 acres)
- œ Permissible FAR – 5 , Built Up Area – Approx. 4.5 million sq ft
- œ Location: Sector 124, Noida Expressway (next to Mahamaya Flyover & Amity Campus)
- œ One of the First Mixed Use Projects at the Delhi – Noida connect
- œ 2 mins drive from South Delhi
- œ En route to the upcoming Night Safari, Formula One, Moto GP, Taj Expressway ...
- œ 3 side open plot with 45 & 30 mt access roads on the sides
- œ Planned 6 lane Expressway connecting South Delhi to Noida Expressway close to the sites
- œ One of the largest integrated mixed use developments in NCR

SITE LOCATION

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- œ Component Mix – Hospitality District; Office Suites; Luxury Residences; Retail Mall with Entertainment & Leisure; Exclusive Club with branded Spa, Fitness & Wellness Zone; Elite Lounge Bar & Night Club, Cigar Lounge & Art Gallery, Helipad
- œ Première Hospitality: Largest hospitality district with 4 branded formats totaling 900 keys
- œ Office Suites: 3 Première towers, 1.6 million sq ft of redefined corporate office space
- œ Luxury Residences: About 250 Première residences for the chosen few
- œ Première Retail cum Entertainment: 5 Lac sq ft of retail & entertainment therapy
- œ Club Première : 1 Lac sq ft of exclusive members zone for fun & food, sports & leisure, fitness & wellness, health & beauty

SITE MASTERPLAN

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RESIDENTIAL
 PLOT AREA =21261 SQM=228768SFT
 =5.25 ACRES
 GROUND COVERAGE
 = 33702 SFT @14.78%
 FAR = 1133130 SFT @4.95

TOTAL FAR 337645 SFT
 FLOOR PLATE= 9647 SFT
 G+34 (69 UNITS)
 BLOCK 1
 RESIDENTIAL

TOTAL FAR 337645 SFT
 FLOOR PLATE= 9647 SFT
 G+34 (69 UNITS)
 BLOCK 2
 RESIDENTIAL

TOTAL FAR 60,000 SFT
 G+1
 CLUB HOUSE

TOTAL FAR 397840 SFT
 FLOOR PLATE= 9946 SFT
 G+39 (89 UNITS)
 BLOCK 3
 RESIDENTIAL

PLOT AREA
 64550 SQM
 15.9 ACRES

FSI @ 5
 322750 SQM
 34,72,790 SFT

GROUND COV. @ 40 %
 25820 SQM=2,77,823 SFT

GROUND ACIEVED
 @ 38.5 %
 23126 SQM = 248846 SFT
 FSI ACHIEVED @ 5.32
 343680SQM =36,98,000 SFT

45 M WIDE ROAD



G+7
 TOTAL FAR 75,000 SFT @3.08

4 STAR DELUXE
 PLOT AREA =4511 SQM=48538SFT
 =1.14ACRES
 GROUND COVERAGE
 = 24683 SFT @50.8%

TOTAL FAR 3,00,000 SFT @ 2.88
 G+2+9 (250 ROOM)
 LUXURIOUS HOTEL
 PLOT AREA =9726 SQM =104651SFT
 =2.40 ACRES
 GROUND COVERAGE
 = 37563 SFT @35.8%

(G+2+24)
 TOTAL FAR 1,30,000 SFT
 SERVICE APARTMENT
 (100 KEYS)
 TOTAL FAR 3,00,000 SFT
 (300 KEYS)
 5 STAR DELUXE
 PLOT AREA =6565 SQM=70639SFT
 =1.62ACRES
 GROUND COVERAGE
 = 32957 SFT @46.65%
 TOTAL FAR = 4,30,000 SFT @6.08

TOTAL FAR=3,60,000 SFT
 L.GROUND+ U.GROUND+2FLOOR
 RETAIL
 FLOOR PLATE 90,000 SFT
 PLOT AREA =22334 SQM=240313SFT
 =5.51 ACRES
 GROUND COVERAGE
 = 119941 SFT @49.91%
 FAR = 360000+1400000=1760000 SFT @7.32

TOTAL FAR 7,00,000 SFT
 FLOOR PLATE 25,000 SFT
 G+28
 BLOCK 1

TOTAL FAR 4,00,000 SFT
 FLOOR PLATE 20,000 SFT
 G+21
 BLOCK 2
 OFFICE

TOTAL FAR 3,00,000 SFT
 FLOOR PLATE 20,000 SFT
 G+16
 BLOCK 3
 OFFICE



ELEVATION FRONT VIEW

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ELEVATION SIDE VIEW

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Renowned Architects: RKA (Rajinder Kumar & Associate) & panel of international consultants

- ☞ Largest Integrated hospitality development catering to all segments of business & leisure travelling
- ☞ 5 Star Luxury Hotel (300 keys under documentation): Iconic International brand, the first choice for the connoisseurs of fine living & dining
- ☞ 5 Star Deluxe Hotel (300 keys under documentation): Offering lavish banquets, eclectic fine dining, luxuriously appointed rooms for the discerning
- ☞ 4 Star Business Hotel (200 keys under documentation): Modern & convenient comforts for the new age business travelers
- ☞ Serviced Apartments (100 keys under documentation): For the business executives creating a home away from home

- ❧ Luxury Residences by Invitation Only! Targeting the crème - de- la - crème across India passionate about living in style & supreme comfort
- ❧ Superlative specifications for each residence: Complete Italian Marble across all floors, A/c with VRV Units, 100 % power back up & BMS, European wooden flooring, Teakwood woodwork, Fire alarms & access control, High speed elevators, fully furnished European kitchen, Plunge pool, Jacuzzi, Steam ...
- ❧ Green building with Leed certification
- ❧ On call services like laundry, housekeeping, F&B etc.
- ❧ Première lounge bar for the residences exclusively by Marriott
- ❧ Lifetime membership to the Première Club , discounted membership to the exclusive club by the 5 star hotel
- ❧ Round the clock on call medical assistance/ aid

PREMIERE OFFICE SUITES

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- ⌘ High visibility address; Excellent connectivity & accessibility; Efficient & aesthetic designs, Enthralling environment with retail, entertainment, hotels in the same development
- ⌘ Each tower to be equipped with hi -tech business centers/ premium executive lounge with meeting rooms & recreational facilities, F&B services etc; travel & concierge desk;
- ⌘ Well planned internal & external traffic movement with adequate parking facility
- ⌘ Spacious entrance lobbies, extensive landscaped views, hi-speed elevators, 100% power back up
- ⌘ Bank branch and ATMs for convenient banking facilities

- ☞ Spectacular retail & entertainment development positioned to cater to the evolved aspirations & tastes of the target set
- ☞ Expert selection of retail brands showcased in an inviting & alluring environment, spread over 4 levels of architectural splendor
- ☞ Well designed floor plates of 90,000 sq ft each, accommodating premium department stores, gourmet hypermarket, wide array of fashion & formal apparel, accessories, personal care, health & beauty, books & music brands, Cafes and F&B concepts
- ☞ Signature concept multiplex creating new benchmarks in cinema viewing!
- ☞ Breathtaking landscaped plazas with the unique concept of air cooled shopping street recreating the charm of hi - street stores

- ☞ Members only, exclusive club pampering the patrons of fine living!
- ☞ Pure indulgence for all the senses with the impressive offerings at the Club
- ☞ Destination Urban Spa by French brand (under documentation) customized for La Premiere
- ☞ Superlative fitness regime offered by the renowned American fitness chain (under documentation)
- ☞ Setting new grooming standards with the luxurious European men's & women's salon (under documentation)
- ☞ Indoor & outdoor sports as well recreational facilities providing avenues for physical & mental activeness.
- ☞ Professionally managed crèche and an well appointed kids' play area

INVESTMENT OPPORTUNITIES

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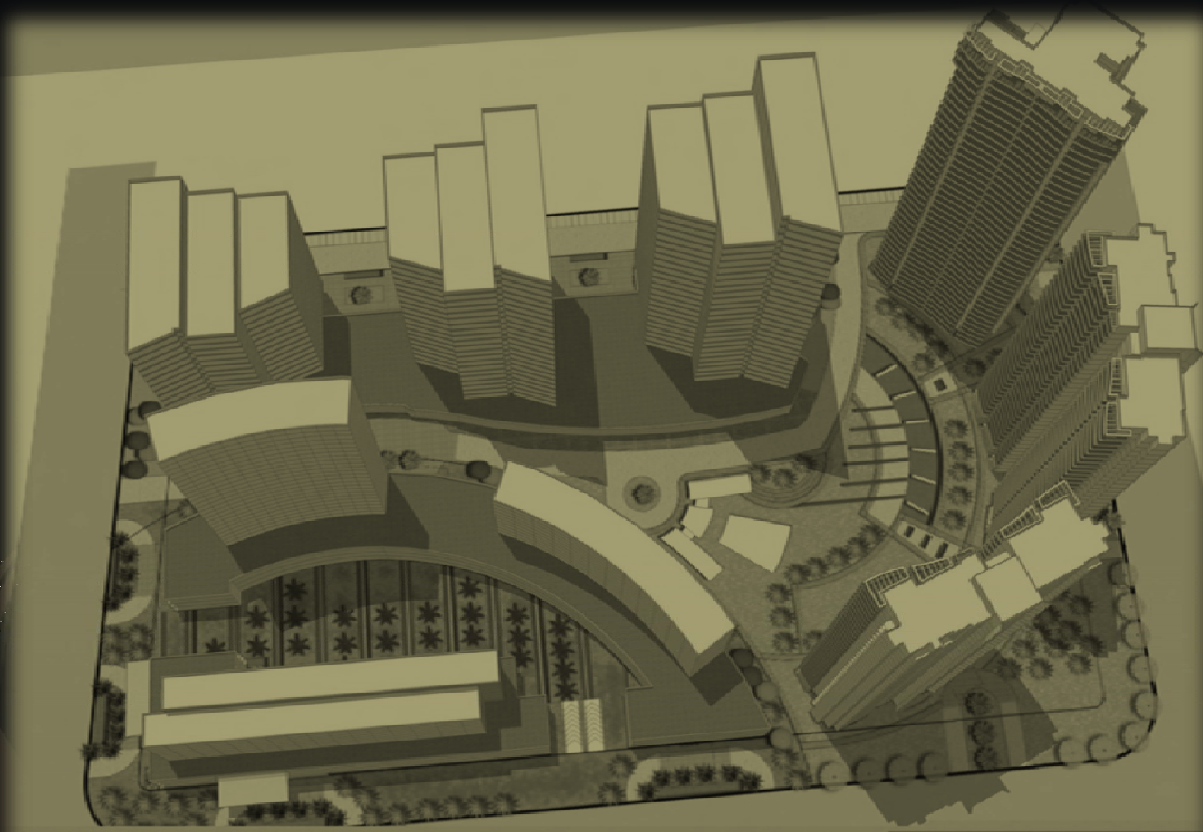
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☞ Corporate Offices : Premium Corporate Office towers with varying size modules available on sale for investors and end-users alike.

☞ Retail Street Walk: Part of the enthralling mall experience yet distinct in its identity as one of its kind street shopping experience with a difference! Exclusive stores available on a sale model for investors and end users alike.

La Premiere

Luxury sans barriers



The First Impression ... an everlasting Experience!