FUTURISTIC NOIDA

Site visit checklist

What to see, ask and photograph on a project visit

Free home-buyer guide · Edition Oct 2026

For buyers in Noida, Greater Noida & the Yamuna Expressway
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Before you go

☐ Note the UP RERA number and promised completion date (see our RERA guide).
☐ Ask for the price list, floor plans with **carpet area**, and payment plan in advance.
☐ Shortlist 2–3 towers / floors / facings you want to see.
☐ Visit on a weekday and, if possible, once again at peak traffic hours.

The approach & location

☐ Drive time to office, school and hospital at rush hour.
☐ Road width and condition of the last 1 km; waterlogging signs.
☐ Nearby nuisances: high-tension lines, drains, landfill, highway noise, industrial units.
☐ What is on the empty plots next door (check the master plan).

The site itself

☐ Actual construction stage vs the latest QPR on up-rera.in.
☐ Number of workers and machinery active – a quiet site is a question to ask.
☐ Distance between towers; which flats get sun and which face another tower.
☐ Location of STP, DG sets, garbage area, and the main road relative to your tower.
☐ Sample flat: note what is fitted only in the sample (ask for the specification sheet).

Questions for the sales team (get answers in writing)

- ☐ Carpet area, balcony area and super area of my unit.
- ☐ Full cost sheet with PLC, parking, club, IFMS, GST.
- ☐ Which payments are linked to construction stages?
- ☐ Possession date in the agreement vs RERA date; penalty for delay.
- ☐ Number of lifts per tower and flats per floor.
- ☐ Water source, power backup capacity, maintenance estimate.
- ☐ Which banks have approved the project?
- ☐ Any pending litigation or authority dues on the land?

Score it

Area	Score 1–5	Notes
Location & approach		
Construction progress		
Layout & light		
Builder's delivery record		
All-in price vs nearby		

Photograph your actual tower and the view from your floor level where safe. Never pay a booking amount on the day of the first visit under pressure.

Sources (checked 29 Oct 2026)

- Practical checklist based on the RERA Act 2016 and common practice; no figures quoted.

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Questions on your own case?
Talk to the Futuristic Noida team on WhatsApp: +91 99537 93147. Send your cost sheet or papers and we will tell you straight.
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