



THE LEELA SKY VILLAS

Maxia Maxia
NEW DELHI

DELHI'S
NO. 1
ADDRESS



THE LEEA SKY VILLAS

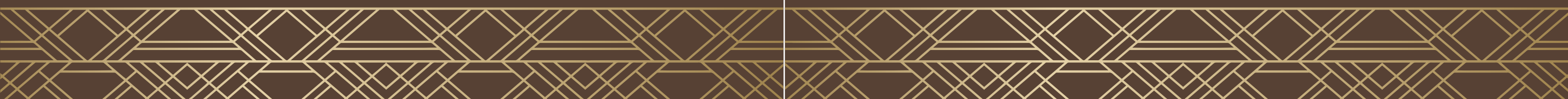
Marriott
NEW DELHI



THE CAPITALS

TALLEST ICON

NAMED AFTER AN INDIAN
WHO STANDS AS TALL





NAVIN RAHEJA

Named after the luminary who stands as tall, Navin Minar is a fitting tribute to the unparalleled accomplishments of the living legend, Navin Raheja. Hailed as the role model of the industry for his big ideas and even bigger ideals, he has the effervescent distinction of being conferred upon many prestigious National and International awards as a developer and a wildlife conservationist.

As the outgoing Chairman of National Real Estate Development Council (NAREDCO), he has played an imperative role in providing affordable housing to people. A passionate photographer and a wildlife enthusiast by nature, his remarkable contribution to wildlife conservation earned him a distinguished position in the Project Tiger's Steering Committee under Ministry of Forests and Environment.

And that's not all. Navin Raheja, through his NGO, Krishna Mahesh Gayatri Sansthan has been silently supporting the underprivileged with food & nutrition, education, health and shelter. Widely looked up to for his high thinking and tall deeds, his integrity and humility elevates him to even loftier heights.

Navin Minar is an epitome of his phenomenal philosophy, Service before Self. Autographed by the man himself, this book is printed in limited quantity, one for each Residential unit, to be given only to the ones who decide to own a piece of Navin Minar. It is both a revelation of an uber-premium lifestyle, and an exclusive personal invitation to the select hand-picked few who appreciate fine living in its highest level of finesse and refinement, a key to the Skies.

YOU ARE CLOSE TO THE SEAT OF POWER



Rashtrapati Bhawan (5.2 kms*)



Parliament of India (6.5 kms*)



Connaught Place - Central Business District (6.2 kms*)



Karol Bagh - Market of Delhiites (2.9 kms*)



Your name will create a chapter in the History of India as the first proud owner in the Tallest Tower of Delhi, built after almost 800 years of existence of "Qutub Minar" (73 mtr) which was built as a celebration of the foreign dynastic rule. (Navin Minar's sanctioned height is 190 mtr., more than twice taller than Qutub Minar)

Let us celebrate our freedom in the new emerging India as a superpower



THE LEELA SKY VILLAS

Navin Raheja
NEW DELHI

DELHI'S NO. 1 ADDRESS

Your name will be engraved on an "Ashtha Dhaatu" Plaque as being the first one to be part of this celebration.

A handwritten signature in black ink, appearing to read 'Navin Raheja'.

Navin Raheja



LIFE'S PURPOSE

CAN ONLY BE EXCELLENCE.

To rise above the ordinary. To see beyond the obvious. To accomplish more than you can ever imagine. To tower above everything else. Even when adversity looks you in the eye and challenges you, you look right back & Rise.

Tall
Taller
Tallest



THE LEELA SKY VILLAS

Next *Miner*
NEW DELHI





THE HIGHEST ADDRESS IN NEW DELHI

At 190 mtr., it is the Tallest and most Advanced Building to be built on the soil of New Delhi, Capital City of India, inspite of its 5000 year old legacy of being the Capital City to the Pandavas (Gods from Mahabharata), to the Mamluk Dynasty, to the Mughal Rulers, and the most recent British Empire, the worlds strongest forces of their times. And it will probably remain the Tallest building in and around Central Delhi for many decades to come owing to Stringent Height Regulations. Only difference being, it will be "Made in India" and be a symbol of pride to the first truly "Indian Empire", of the People, by the People, and for the People !

Indraprastha
400 B.C.

Purana Qila
1538 A.D.

Qutub Minar
1193 A.D.
73 mts tall

Lal Qila
1639 A.D.

Rashtrapati Bhawan
1929

MCD Civic Center
2012
101 mts tall

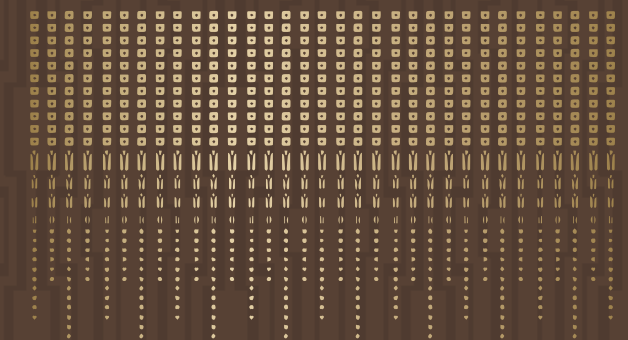
Vikas Minar
1976
82 mts tall

Navin Minar
2018
190 mts tall



THE FIRST MIX-USE DEVELOPMENT IN NEW DELHI

It is New Delhi's FIRST and ONLY Integrated Mixed Use Development of its scale with Uber-Luxury Residences, a Luxury Brands-only Mall, Movies, Food Court Plaza and India's Highest Rooftop Restro-Bar. With the Best Names from the Globe associated with it, it is the Only One of its kind.





BEST DEVELOPER



 **RAHEJA**TM
SINCE 1990

Awarded Best Developer in India*
Awarded Best Developer Worldwide**
India's Most Awarded Developer +



Building the Tallest Building in
Gurgaon
(60 Floors, 225 mts)



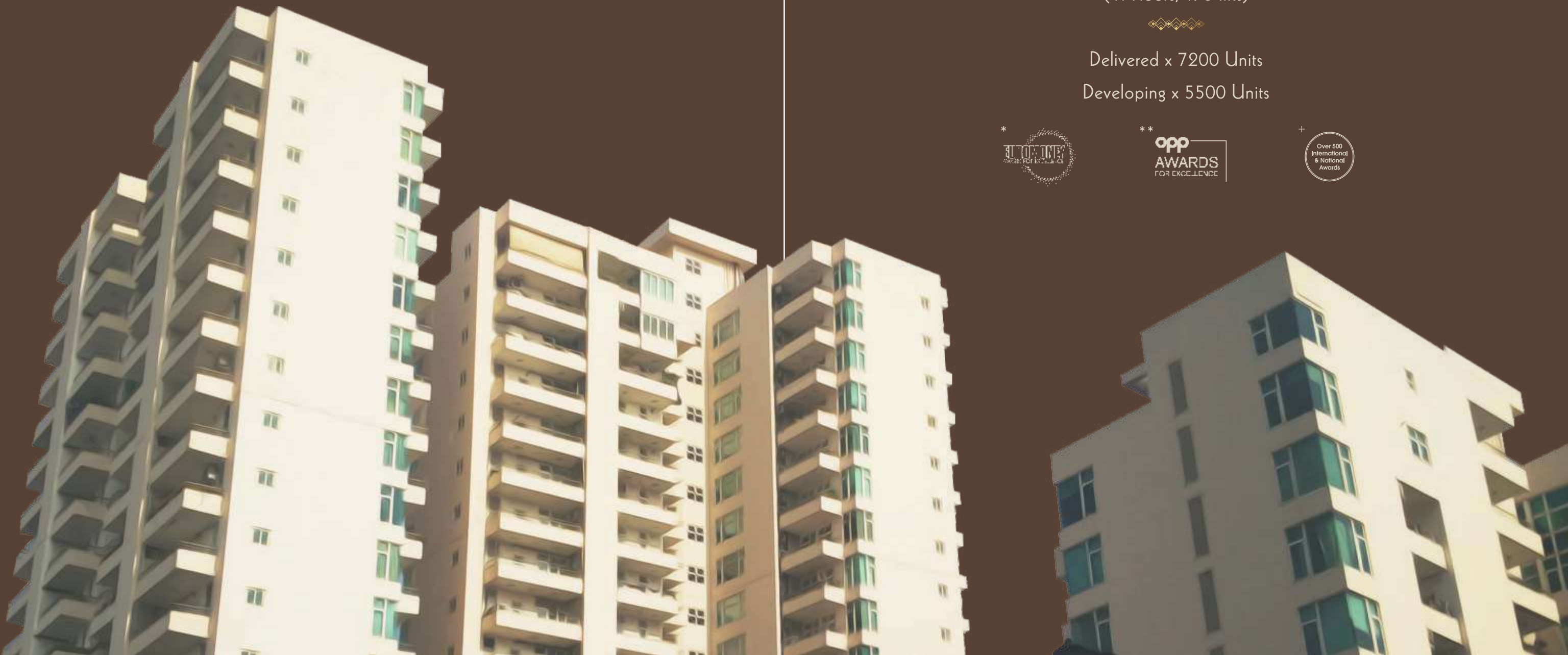
Dharuhera
(40 Floors, 125 mts)



and now...
New Delhi
(41 Floors, 190 mts)



Delivered x 7200 Units
Developing x 5500 Units





ALLIANCE COMPANY



The construction conglomerate
who built the planet's tallest tower.





BEST ARCHITECTURAL COMPANY

Designed by



CALLISON

An international architecture firm based in Seattle, Washington.

Awarded No.1 in "Retail Design" consistently since 2003 by World Architecture.

Ranked No. 12 in "The top 100 Green Design Firms" by ENR.

Awarded "Design Firm of the year" by DDI for 2008.



AWARDS FOR EXCELLENCE

Presenting a Project which has gotten More Awards for Design Excellence and Social Cause, before breaking ground, than other projects get in a lifetime !

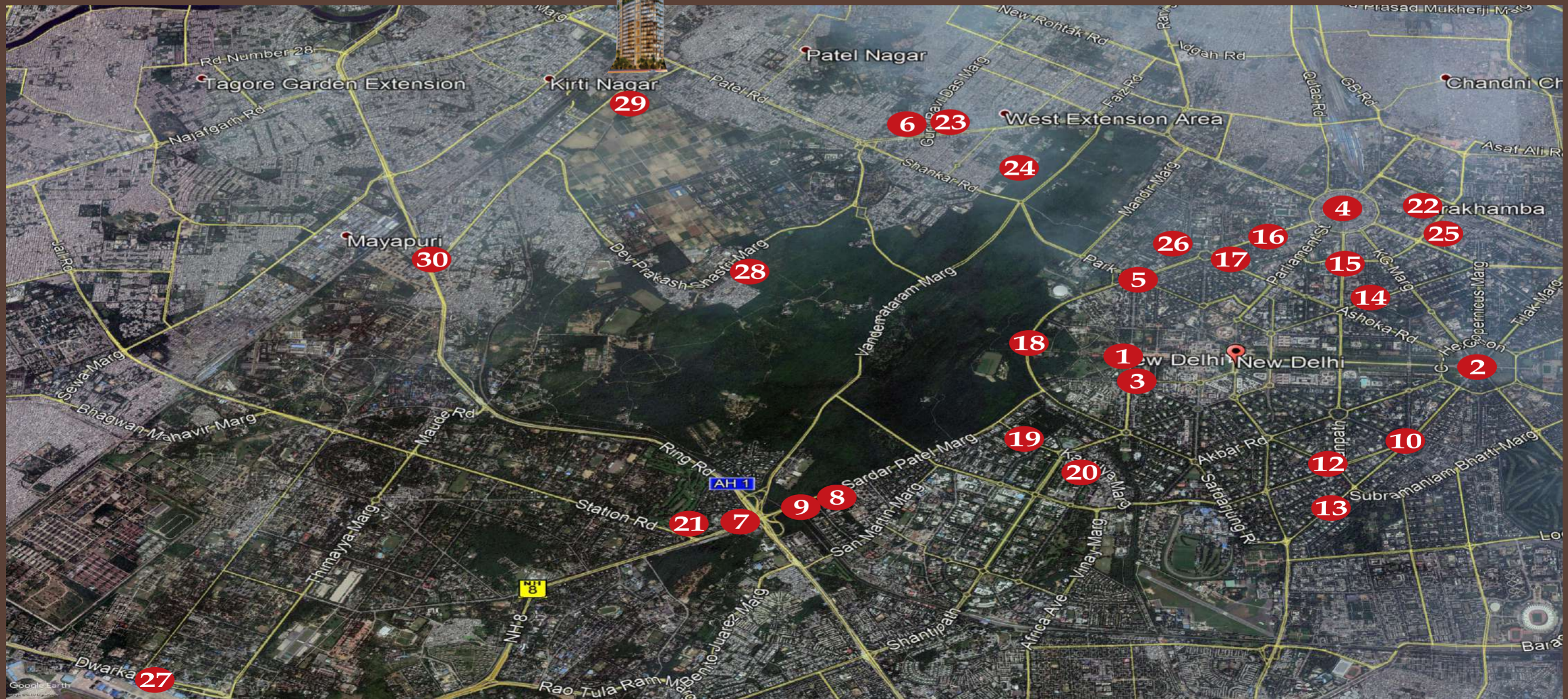
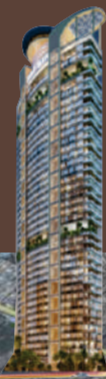


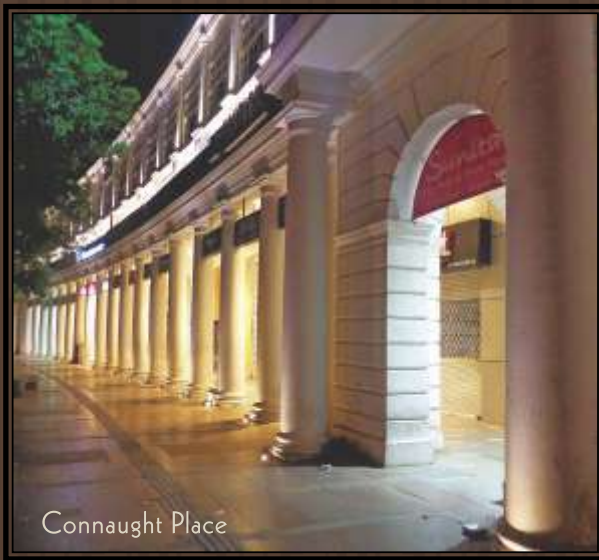
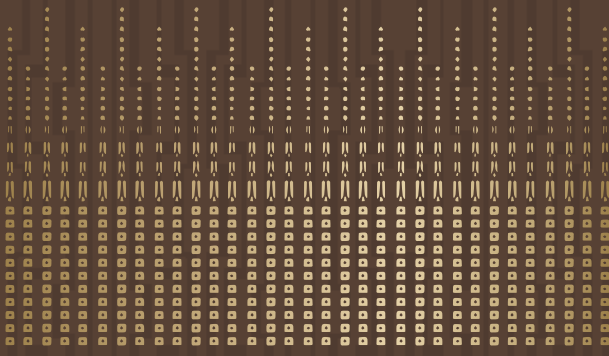
Distance from

Naxia Naxa

Approx in K.M.

1	Rashtrapati Bhawan	5.0 km	16	Baba Khadag Singh M.	5.4 km
2	India Gate	8.3 km	17	Bangla Sahib	5.7 km
3	South Block	6.3 km	18	Mother Teresa Crescent	5.8 km
4	Connaught Place	6.2 km	19	Chanakya Puri	6.9 km
5	RML Hospital	5.1 km	20	Ashoka Hotel	7.5 km
6	Rajendra Place	2.2 km	21	Dhaura Kuan Club	5.1 km
7	Dhaura Kuan	5.7 km	22	Lalit Hotel	7.3 km
8	ITC Maurya Hotel	6.1 km	23	B.L.K. Hospital	2.4 km
9	Taj Palace Hotel	6.2 km	24	Ganga Ram Hospital	3.5 km
10	Taj Mansingh Hotel	8.3 km	25	Modern School	7.3 km
11	Khan Market	8.7 km	26	St. Columbas School	5.3 km
12	Aurangzeb Road (Dr. APJ Abdul Kalam Road)	7.9 km	27	Airport	9.2 km
13	Prithvi Raj Road	8.3 km	28	Ridge Area	2.7 km
14	Firozshah Road	7.5 km	29	PUSA	0.2 km
15	Janpath	7.2 km	30	Ring Road	2.3 km





Connaught Place



Delhi Ridge



Taj / Maurya



Rashtrapati Bhawan



THE BEST VIEWS

Everyone has a point of view.

You have a unique one.

When you see the biggest green belt of Central Delhi and Rashtrapati Bhawan from the Living Room.

You are home !



Connaught Place

Delhi Ridge

Rashtrapati Bhawan

Pusa

ITC Maurya

Taj Palace





THE LEEA SKY VILLAS

Navia Nxt
NEW DELHI

Helipad

Highest Restaurant in India with dedicated High Speed Lift Lobby

Highest Glass Bottom Pool in the World

Library Cafe Bar and Lounge

Double Height Entrance Lobby

Poolside Area with Jacuzzi, Sauna, Steam, Spa, Kids Water Games, Infinity Edge, Floating Fire Pit, Pool Bar, Party Areas

Banquet cum Multipurpose Hall

Triple Basement

Skylounges on 17th and 36th floor with Meditation Centre, Yoga Area, Observatory

Every 4/5/8 BHK Residence with Private Lap Pool

13 feet High Ceilings and a Convertible Glass Facade

Outdoor Event Area

Underground Nuclear Bunker for Residents in case of War

Clubhouse with Music Studio (Guitar /Piano/ Drums), Dance Studio, Gymnasium, Half Basketball, Indoor Badminton, Indoor Squash, TV and Games Room, Cricket Lane, Kids Creche



THE LEELA SKY VILLAS

Naxia Must
NEW DELHI





THE LEEA SKY VILLAS

Maxia Master

NEW DELHI





MAKE A 5 STAR ENTRANCE
AT THE DOUBLE HEIGHT
ENTRANCE LOUNGE

The art of making a grand entrance cannot get any
more grand.

As the Valet Service helps you alight from your
Bentley Comfortably.



LIFT LOBBY

6 high speed elevators per floor take you to your floor of choice. Ofcourse, the building is adorned with access control systems similar to a 5-Star Hotel.



DOUBLE HEIGHT ENTRANCE LOBBY

As befits the tallest icon in the capital city, the air-conditioned Double Height Entrance Lobby comes with a 24x7 Concierge Desk, who will help you make your reservations and even handle your luggage, when you come back home after your holidays.





ENTERTAIN YOUR GUESTS AT THE FORMAL CAFE-BAR LOUNGE

The Formal Cafe-Bar on Ground Floor.
Where you meet and entertain your official
guests. Or host a small get together of family
and friends.

Separate drop off point.

Opens towards the Outdoor Event Area.





HOST EVENTS AT THE LARGE MULTIPURPOSE HALL



The large multipurpose hall is adequate to host large events in your family whether it be a Wedding function, a Birthday, an Anniversary or just celebration of our holy Indian festivals. When not in use, it doubles up as a play area.

Separate drop off point.

Connected to the Poolside Area for larger gatherings

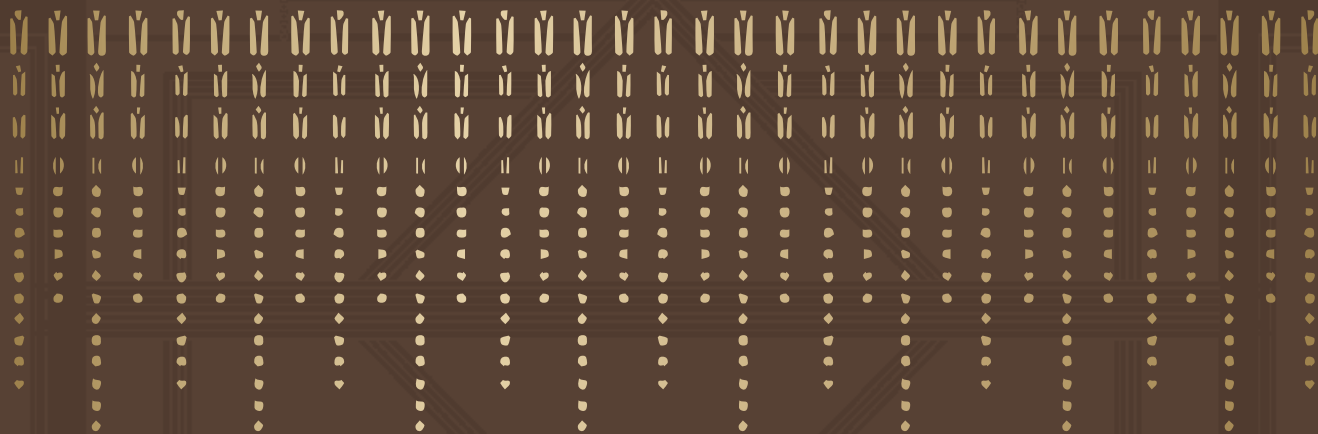


LET YOUR HAIR DOWN AT THE
INFORMAL LOUNGE

The Informal Lounge is that perfect place where you can chill with family, friends and kids over a game! Whoever may win, the contentment of putting a smile on your kid's face will be won by you !

Video Games

Games room for Table Tennis, Foosball,
Chess, Carrom etc.



MAGNUM OPUS OF THE LIFESTYLE EXPERIENCE AT NAVIN MINAR

THE POOLSIDE AREA !



The lavish poolside area is where the action is at. It is mandatory for everyone to splash !

- ◇ Infinity Pool with Glass Edge
- ◇ Poolside bar
- ◇ Integrated Jacuzzi
- ◇ Waterfall
- ◇ Firepit in the Water
- ◇ Cubanas for Lounging
- ◇ Separate Kids Pool with Water Slides
- ◇ Integrated with the Spa area and the Poolside Party Area for smaller events







Whether your massage preference is a Deep Tissue or the subtler Swedish Massage, whether your aroma is Rose or Lavender, you are sure to find the perfect relaxation technique from our vast menu of options !



Integrated with Sauna, Steam and a heated Jacuzzi



Separate Gents / Ladies section culminating at a Lavish Couples Room for your partner and you !



RELAX AND REJUVENATE AT THE POOLSIDE SPA !





PUMP IT OUT AT THE GYMNASIUM !

Perfect harmony within your Body, Mind and Soul is what makes you successful. And the fully fitted gymnasium is where you may spend your early mornings training to get that perfect chiselled look !



Indoor as well as Outdoor Gym



Top of the Line equipment





YOU CAN GO TO YOUR WORK WHILE
THE KIDS GO TO THEIRS AT THE

KIDS CRECHE !



Drop your children off at the 7 day open creche without a second thought. They will be looked after by a hand picked team of child specialists and nursery staff. With plenty of games, activities, books and sing alongs, the kids won't notice the hours flying by and neither will you.

Indoor / Outdoor Kids Playing Areas



THE GAME IS ALWAYS ON AT THE SPORTS CENTER!

Get your competitive spirit come alive at the various sports activities on offer at the Navin Minar.



Half Basketball



Squash Court



Badminton



Cricket Lane



Skating Rink





LET THE CREATIVE JUICES FLOW AT THE MUSIC AND DANCE STUDIO !

With specialized practice rooms for Guitar, Piano, and Drums, maybe its not too late in life for you to pickup that instrument you always wanted while your kids may grow up to be the future A.R. Rahman of India. In addition , a dance studio is provided for those special dance trainings for the next wedding in your family. Maybe even you can join Aerobics classes here !



Piano Room



Guitar Room



Drums Room



Dance / Aerobics Hall





WHEN ITS TIME TO GET SOME WORK DONE,
THE BUSINESS CENTRE
ASSISTS YOU !

The Business Centre at Navin Minar is fully equipped if you want to use the conference room, or to take printouts, or to send those urgent emails , just in case !



INDIA'S FIRST PROJECT WITH UNDERGROUND NUCLEAR BUNKER

(DISASTER SHELTER)
BETTER SAFE THAN SORRY !

No expenses should be spared when it comes to the life safety of you and your family ! And thats what we are doing. Just in case war breaks out, there is enough provisions to ensure that atleast your family, will always survive !





AT THE SKYLOUNGES
ON THE 17TH AND 36TH FLOOR,

THE SKY IS AT YOUR
FEET !

Some experiences are invaluable because no one else has them in the city. Imagine meditating amongst the clouds at a height of over 150 m with the entire city at your feet !

Observatory

Outdoor Gym

Yoga and Meditation Centre

Zen Garden

Acts as Fire Refuge Area in case of emergency



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NEW DELHI

INTERIORS



No man made material shall be used anywhere in the project for interiors. For example, no tiles or laminated or artificial marbles shall be used. Only natural materials like wood, stone, marble etc. shall be used, which have a durability of hundreds of years.

CONVERTIBLE HOMES WITH CONVERTIBLE ROOM SIZES !

With the new concept of Double Glass glazing, the balcony areas have multipurpose utilization and can be used both as Outdoor and Indoor Areas increasing all your living and bedroom sizes by a whopping 6.5 feet !





PRIVATE LAP
POOL IN EVERY
5 & 4 BHK
APARTMENT !

NOW THAT IS ULTIMATE LUXURY!

Imagine having a pool party at a height of 180 meters ! Slowly sipping on champagne while looking over the city lights beneath your feet ! Truly mesmerizing !

YOU ARE FREE TO DESIGN YOUR BATHROOM

Opulence with Luxurious marble adorning all the walls from floor to ceiling. Where Master Toilets get twin Washbasins, one each for His and Hers, and every Master comes with its own Swimming Pool* !

This is the final word in Luxury.
Period.





SPACIOUS BEDROOMS

WHERE THE EMPEROR SLEEPS !

Your private Kingdom. Your personal world.
Where the nights are longer ! And stars peep in
through the window panes !



The full height windows, full height doors and
balcony glazing systems give you the feeling of
retiring in a bedroom fit for the Emperor !





YOU MAY DESIGN YOUR
FULLY LOADED
KITCHENS

THE QUEENS DOMAIN !



The space that is the spice of Life.

Home to the master chef and the taste maker. Here, taste fine living, in all its original flavours.

Fully loaded with integrated fittings like the Microwave Oven, the Refrigerator and the Dishwasher. With an Island style Layout, these are the finest ingredients for fine dining in your abode. For the rest, there's always Room Service !

PALATIAL LIVING ROOMS - A LIFESTYLE FIT FOR ROYALTY !

OR SHOULD WE CALL IT, THE HALL OF FAME !

The Fine lines in the Luxurious Marble etched
over millennia, the Intricate Cornices and the
Minimalistic skirtings make every apartment as
unique as you and your vision !





WITH 13 FEET CEILING HEIGHTS,
THESE ARE NOT APARTMENTS,
THESE ARE

BUNGALOWS IN THE SKY !

Maybe you have never experienced
community condo living in your life,
but don't fret. At Navin Minar, it will
just be like living in a bungalow ! Only
difference is, these bungalows are amidst
the clouds ! And part of a community
with 5 star Hotel Facilities !



INDIA'S HIGHEST HELIPAD RESTAURANT AND CAFE,

RIGHT HERE AT THE



THE LEELA SKY VILLAS

Maxim Muzer
NEW DELHI



THE HIGH LIFE CANNOT GET ANY HIGHER

Life is served A-la-Carte at the highest restaurant in the capital ! Views of Rashtrapati Bhawan and the Delhi Ridge adorn this helipad restaurant. Depends whether you want to be seated on the helipad OR in the Worlds highest Glass Bottom Water Body !



THE PENTHOUSES

THE SPACE OF CREME DE LA CREME.
AS IS THE NORM, CREAM IS ALWAYS ON TOP.



5 BHK and 8 BHK of lavish space. The Penthouses @ Navin Minar. Takes limited edition lifestyle to an even more exclusively elite club. The coveted address of the Who's Who. The limitless luxury starts right at the lobby, where your glass elevators lifts you up to your very own private world.



LEFT



MIDDLE



RIGHT



Naxia Naxa



3 BHK

Floor : 3-16, 18-23

Saleable Area: 2306.83 sq.ft.

- 1 Living/Dining - 20'9"x22'6"
- 2 Master Bedroom - 12'0"x22'6"
- 3 Bedroom 1 - 10'9"x17'9"
- 4 Bedroom 2 - 11'3"x12'3"
- 5 Kitchen - 7'9"x12'3"
- 6 Toilet 1 - 5'6"x9'0"
- 7 Toilet 2 - 5'0"x8'3"
- 8 Toilet 3 - 5'3"x8'3"



Key Plan

Maxia Max



4 BHK

Floor : 2-16, 18-23, 24-33

Saleable Area: 3901.00

- | | |
|--------------------------------|---------------------------|
| 1 Living - 18'3"x24'3" | 7 Kitchen - 10'3"x12'3" |
| 2 Dining - 14'9"x19'0" | 8 Toilet 1 - 4'9"x8'0" |
| 3 Master Bedroom - 10'9"x23'0" | 9 Toilet 2 - 7'6"x11'10" |
| 4 Bedroom - 11'6"x17'9" | 10 Toilet 3 - 7'6"x15'10" |
| 5 Bedroom - 10'9"x19'0" | 11 Toilet 4 - 5'0"x8'3" |
| 6 Bedroom - 10'9"x19'0" | 12 Deck |
| | 13 Lily Pool |



Naxia Naxa



5 BHK

Floor : 24-33, 34, 35

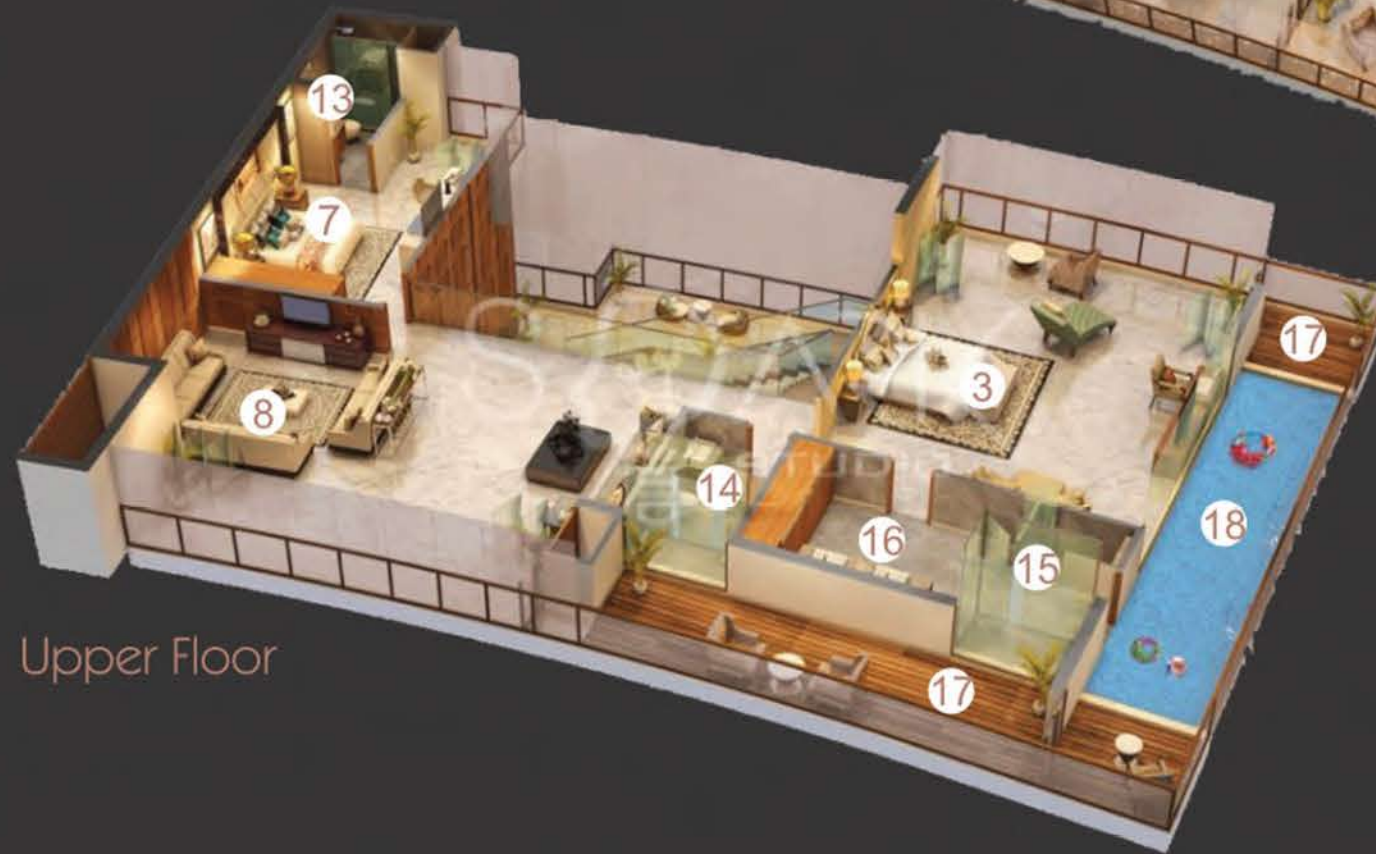
Saleable Area: 4688.87 sq.ft.

- | | |
|--------------------------------|--------------------------|
| 1 Living Area - 30'3"x23'3" | 8 Kitchen - 13'7"x11'10" |
| 2 Dining - 14'0"x23'3" | 9 Toilet 1 - 5'6"x8'3" |
| 3 Master Bedroom - 20'0"x23'3" | 10 Toilet 2 - 5'6"x8'3" |
| 4 Bedroom 1 - 11'6"x19'0" | 11 Toilet 3 - 5'7"x11'6" |
| 5 Bedroom 2 - 11'0"x11'6" | 12 Toilet 4 - 5'0"x8'3" |
| 6 Bedroom 3 - 11'0"x11'6" | 13 Dressing - 8'0"x11'6" |
| 7 Guest Bedroom - 11'0"x17'9" | |

Maxia Maxx



Lower Floor



Upper Floor



Key Plan

5 BHK Penthouse

Floor : 34, 35, & 37, 38

Saleable Area: 7277.30 sq.ft.

- | | | |
|--------------------------------|-------------------------------|--------------------------|
| 1 Living - 18'3"x24'3" | 7 Bedroom 4 - 11'5"x22'9" | 13 Toilet 4 - 5'0"x8'3" |
| 2 Dining - 25'3"x12'0" | 8 Family Lounge - 28'8"x22'9" | 14 Toilet 5 - 5'8"x8'5" |
| 3 Master Bedroom - 17'0"x26'3" | 9 Kitchen - 10'0"x8'9" | 15 Toilet 6 - 8'5"x7'7" |
| 4 Bedroom 1 - 10'9"x11'10" | 10 Toilet 1 - 5'0"x8'3" | 16 Dressing - 10'1"x7'7" |
| 5 Bedroom 2 - 11'6"x17'9" | 11 Toilet 2 - 7'6"x15'10" | 16 Deck |
| 6 Bedroom 3 - 11'6"x23'0" | 12 Toilet 3 - 7'6"x11'10" | 17 Lily Pool |

Naxia Must



Lower Floor



Upper Floor



Key Plan

8 BHK Penthouse

Floor : 37 & 38

Saleable Area: 9773.92 sq.ft.

- | | | |
|----------------------------------|--------------------------------|---------------------------|
| 1 Living Area - 37'9"x23'3" | 9 G. Bedroom 6 - 11'0"x17'9" | 17 Toilet 5 - 5'7"x11'6" |
| 2 Dining - 14'0"x23'3" | 10 G. Bedroom 7 - 11'0"x22'6" | 18 Toilet 6 - 5'6"x8'3" |
| 3 Master Bedroom 1 - 24'0"x23'3" | 11 Family Lounge - 13'6"x11'9" | 19 Toilet 7 - 5'6"x8'3" |
| 4 Bedroom 1 - 11'0"x11'6" | 12 Kitchen - 13'6"x11'10" | 20 Toilet 8 - 5'0"x8'3" |
| 5 Bedroom 2 - 11'0"x11'6" | 13 Toilet 1 - 5'7"x11'6" | 21 Dressing 1- 8'0"x11'6" |
| 6 Master Bedroom 2 - 24'0"x23'3" | 14 Toilet 2 - 5'6"x8'3" | 22 Dressing 2- 8'0"x11'6" |
| 7 Bedroom 4 - 11'0"x11'6" | 15 Toilet 3 - 5'6"x8'3" | 23 Lift |
| 8 Bedroom 5 - 11'0"x11'6" | 16 Toilet 4 - 5'0"x8'3" | |

FLOOR WISE PRICING

FLOORS	PRICE
2ND	35000
3RD	30000
4TH	25000
5TH	25000
6 TO12 TH	20000
13TO15 TH	23000
16 &18 TH	30000
19 TO 23TH	23000
24 TO 28 TH	25000
29 TO 33 TH	30000
34 TH	35000
35 & 37 TH	35000
OTHER CHARGES	
CARPARKING 2 MANDTORY	1100000
CLUBMEMBERSHIP	700000
IFMS	1000 SQ.FT.
CAM CHARGES	

TOTAL COST (ALL INCLUSIVE)

3 BHK

Saleable Area: 2306.83 sq.ft.

Rs 5.61 Crs to Rs. 8.21 Crs (depending on floors)

4 BHK

Saleable Area: 3901.00

Rs 9.33 Crs to Rs 13.71 Crs (depending on floors)

5 BHK

Saleable Area: 4688.87 sq.ft.

Rs 13. 81 Crs to Rs 16. 42 Crs (depending on floors)

5 BHK (Penthouse)

Saleable Area: 7377.30 sq.ft.

34th to 38th Floor – Rs 29.45 Crs

8 BHK (Penthouse)

Saleable Area: (on request)

37th Floor – (price on request)

Payment Plan: Installment/Construction Linked Plan

- ✧ **On Application:** **10% of Total Price**
- ✧ **Within 60 days of Application /On Signing of Agreement:** **15% of Total Price**
- ✧ **On start of Basement Floor Slab:** **10% of Total Price**
- ✧ **On start of 2nd Floor Slab:** **10% of total price + 100% of Parking plus taxes**
- ✧ **On start of 10th Floor Slab:** **10% of Total Price**
- ✧ **On start of 20th Floor Slab:** **10% of Total Price**
- ✧ **On start of 30th Floor Slab:** **10% of Total Price**
- ✧ **On start of 40th Floor Slab:** **10% of Total Price**
- ✧ **On start of Finishing :** **10% of Total Price**
- ✧ **On receipt of Occupancy Certificate:** **5% of Total Price + 100% of IFMS + Club Membership + Stamp Duty + Regn Related Chrgs**



THE LEELA SKY VILLAS

Maxia Maxia

NEW DELHI

HARD FITTINGS SPECIFICATIONS

LIVING ROOM

- FLOORS
- WALLS
- CEILINGS

Italian Marble Finish Tiles
Plastic emulsion paint/Wallpaper
OBD Paint and designer
engineered cornice

DINING ROOM

- FLOORS
- WALLS
- CEILINGS

Italian Marble Finish Tiles
Plastic emulsion paint/Wallpaper
OBD Paint and designer
engineered cornice

BEDROOM

- FLOORS
- WALLS
- CEILINGS

Italian Marble/Wooden Laminate
Flooring
Plastic emulsion paint/Wallpaper
False ceiling with Plastic Emulsion
Paint and designer engineered
cornice

TOILET

- FLOORS
- FITTINGS & FIXTURES
- WALLS
- CEILINGS

Italian Marble Finish Tiles
Branded CP fittings, wall hung
Branded WC, Marble/Granite
counters
Italian Marble Finish Tiles
Gypboard /calcium silicate/pop
false ceiling with integrated CFL
light fittings and provision for
hiding geyser over it

KITCHEN

- FLOORS
- FITTINGS & FIXTURES
- WALLS
- CEILINGS

Combination of one or more of
granite/marble/Italian Marble
Finish Tiles
Modular Kitchen with
Granite/Marble Counter, SS sink
and CP fittings, Chimney and
branded Hob
2'high Granite above counter
and Plastic emulsion paint on
remaining area
Plastic emulsion paint

BALCONIES

- FLOORS
- FITTINGS & FIXTURES
- WALLS
- CEILINGS

Italian Marble Finish
Tiles/Astrotruf
Glass railings, integrated
ceiling lights, Dual Facade
system, Double glazed sliding
windows
Weather coat emulsion
Weather coat emulsion/ Oil
Bound Distemper

LIFT LOBBIES / CORRIDORS

- FLOORS
- WALLS
- CEILINGS

Imported marble/granite flooring
Combination of one or more of
granite/marble/ terrazzo/ oil
bound distemper/wall paper
Plastic emulsion paint

ENTRANCE LOBBY

- FLOORS
- WALLS
- CEILINGS

Imported/Premium marble/granite
Premium Plastic emulsion paint/
wall paper/wooden veneers
False ceiling with Plastic
Emulsion Paint and designer
engineered cornice
Branded high speed lift

ELEVATOR STRUCTURE

Earth-quake resistant structure
according to latest seismic code,
RCC framed structure with walls
of bricks, block or board/plastic
on GI Frames

ELECTRICAL

Modular switches, copper
electrical wiring throughout in
concealed conduit with provision
for light points, power points, TV,
LAN and telephone sockets.

STAIRCASE

- FLOORS
- FITTINGS & FIXTURES
- WALLS
- CEILINGS

Granite/stone/marble slabs
Enamel painted MS railing, light
saver ceiling lights
Weather coat emulsion
Oil Bound Distemper

DOORS

Door frame with paneled shutters.
fire proof engineered doors where
required

WINDOWS

UPVC / Aluminium anodized
framed windows

SECURITY SYSTEM

CCTV monitoring

EXTERNAL FINISH

Combination of one or more of
all weather paint/stone/ Alco / grit
work

CLUB FACILITY (company owned)

Swimming pool with change
rooms and kids splash pool, Club
with table tennis, cards room,
multipurpose room, multi gym,
Kids play area with swings etc.
sports facilities like
badminton, Squash, Cricket Lane.

AIR CONDITIONING VRV units

Specifications are subject to change in keeping with high quality
standards as decided by competent authority /Company.
Club facilities subject to membership and other prescribed charges.*

*Conditions Apply

SLAB/ CEILING	Unplastered/bare concrete slab soffit/ceiling
PRIVATE/DOMESTIC ELEVATORS	Will be provided only for/within the Penthouses for domestic use, as per standard Manufacturer's specifications. Annual renewal of elevator NOC has to be obtained by the Applicant(s)/Intending allottee(s) at his own cost and as per applicable norms.
SERVICES AIRCONDITIONING	<p>Provision for air conditioning through variable refrigerant flow (VRF) system with heating or cooling in respective seasons.</p> <p>The load shall be calculated for ambient conditions.</p> <p>Inside design condition considered for calculating load is Dry Bulb Temperature - 21±1 °C, Relative humidity – 50 to 60%.</p> <p>Only outdoor units (ODUs) will be provided at pre-decided locations as per calculated heat load per apartments as per requirement.</p> <p>Dedicated provision of fresh air will be kept in the total ODU capacity for each apartment as per technical requirement. Treated Fresh Air (TFA) indoor unit along with Variable Refrigerant Flow (VRF) indoor units with all accessories including refrigerant piping with insulation from ODU's to indoor units (IDUs) power wiring, control wiring, ducts and duct insulation, grills, diffusers, variable control dampers, fire dampers, flexible duct connections, drain piping with insulation and any other work associated with low side works will be done by Applicant(s)/Intending allottee(s) at his own cost as per his interior fit-out design. The Indoor Units (IDUs) will be purchased by the Applicant(s)/Intending allottee(s) and will have to be of the same make as the outdoor units installed by Promoter in order to maintain the continuity of technical design and product compatibility. The total installed capacity of indoor units (IDUs) should not exceed diverse load of 30% excluding treated fresh air unit. All decisions of Promoter/Promoter' consultant w.r.t. load calculations shall be final. However the Promoter reserves the right to change the load based on actual load calculation due to technology improvements over time.</p>
ELECTRICAL/ EXTRA LOW VOLTAGE (ELV)	<p>Power with suitable overall diversity of 60% for transformer and DG set capacities as per sanctioned load on pro-rata basis from bulk supply/Gen-set will be provided. All decisions of Promoter/Promoter's consultant w.r.t. load calculation shall be final. However, the Promoter reserves the right to change the load based on actual load calculations due to technology improvements over time.</p> <p>Light fixtures only for balconies and conduits in balcony soffit slab up to the nearest room will be provided further distribution of conduits and wiring will be done by the Applicant(s)/Intending allottee(s) at his own cost.</p> <p>One no. tapping point for electrical connection will be provided from Rising mains in the electrical shaft located alongside service elevator lobby.</p> <p>Electrical distribution including conduiting, cabling, wiring light/plug/power points switches etc. will be done by Applicant(s)/Intending allottee(s) as per his fit-out design requirements at his own cost.</p> <p>No light/plug/power/points switches, light fixtures, equipments / appliances will be provided by the Promoter.</p>

THANK YOU