

Master Plan

- A** - 3BHK + 2T
- B** - 3BHK + 3T
- C** - 3BHK + 3T + U
- D** - 4BHK + 4T + U
- E** - 3BHK + 2T
- F** - 4BHK + LOUNGE + 2U

LEGENDS

1. Entrance
2. Club
3. Swimming Pool
4. Island Court
5. Palm Court
6. Mist Garden
7. Giza Court
8. Pillar of 5 Senses
9. Sculpture Garden/Temple
10. Putting Golf
11. Lawn Tennis & Basketball Court
12. Area Under Planning
13. Amphitheatre
14. Skating Section
15. Wet Playing Area
16. Kids Zone
17. Commercial Space
18. Nursery School
19. Basement Entry/Exit
20. Services Area
21. Future Development



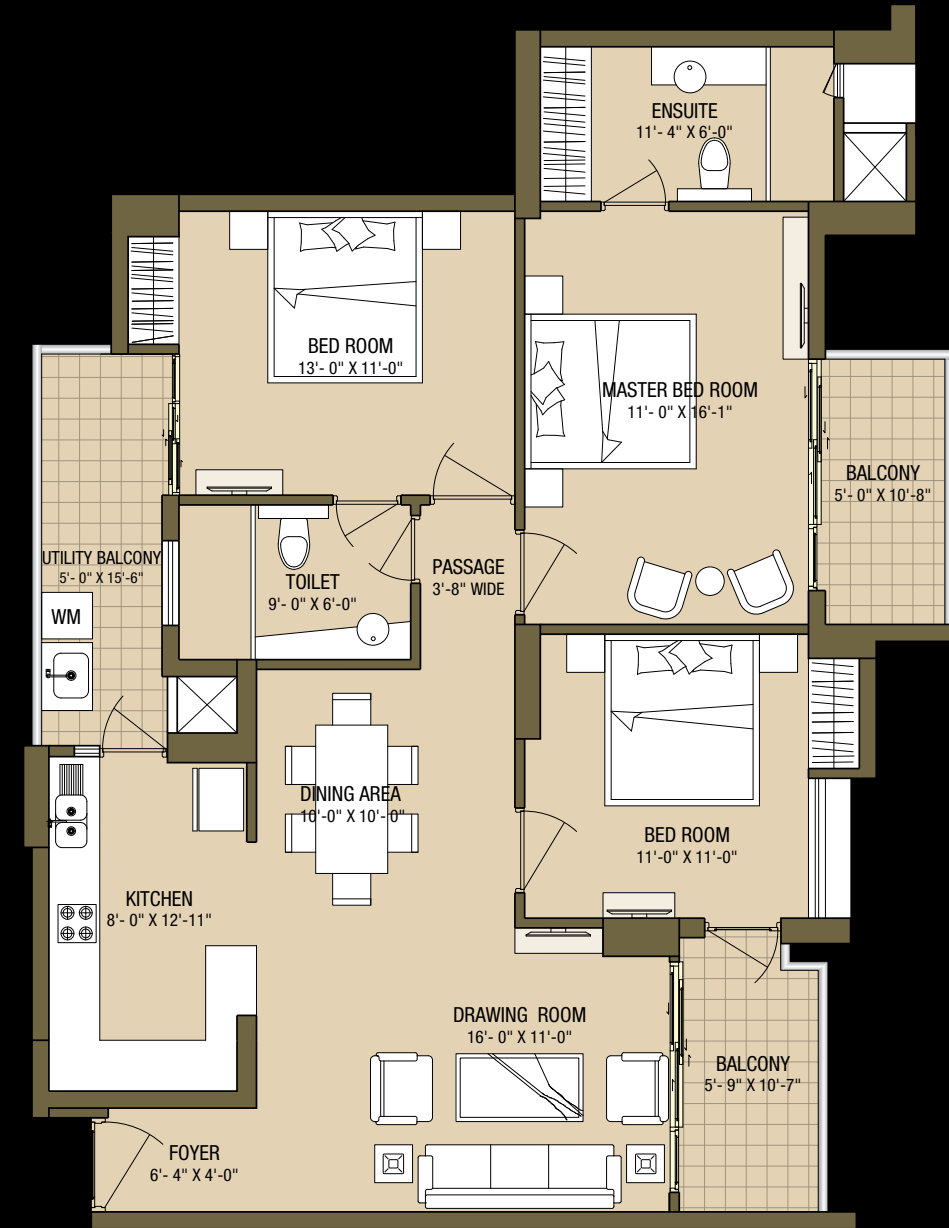
Actual Photographs



TYPE - A

3 BHK + 2 TOILET + 3 BALCONY

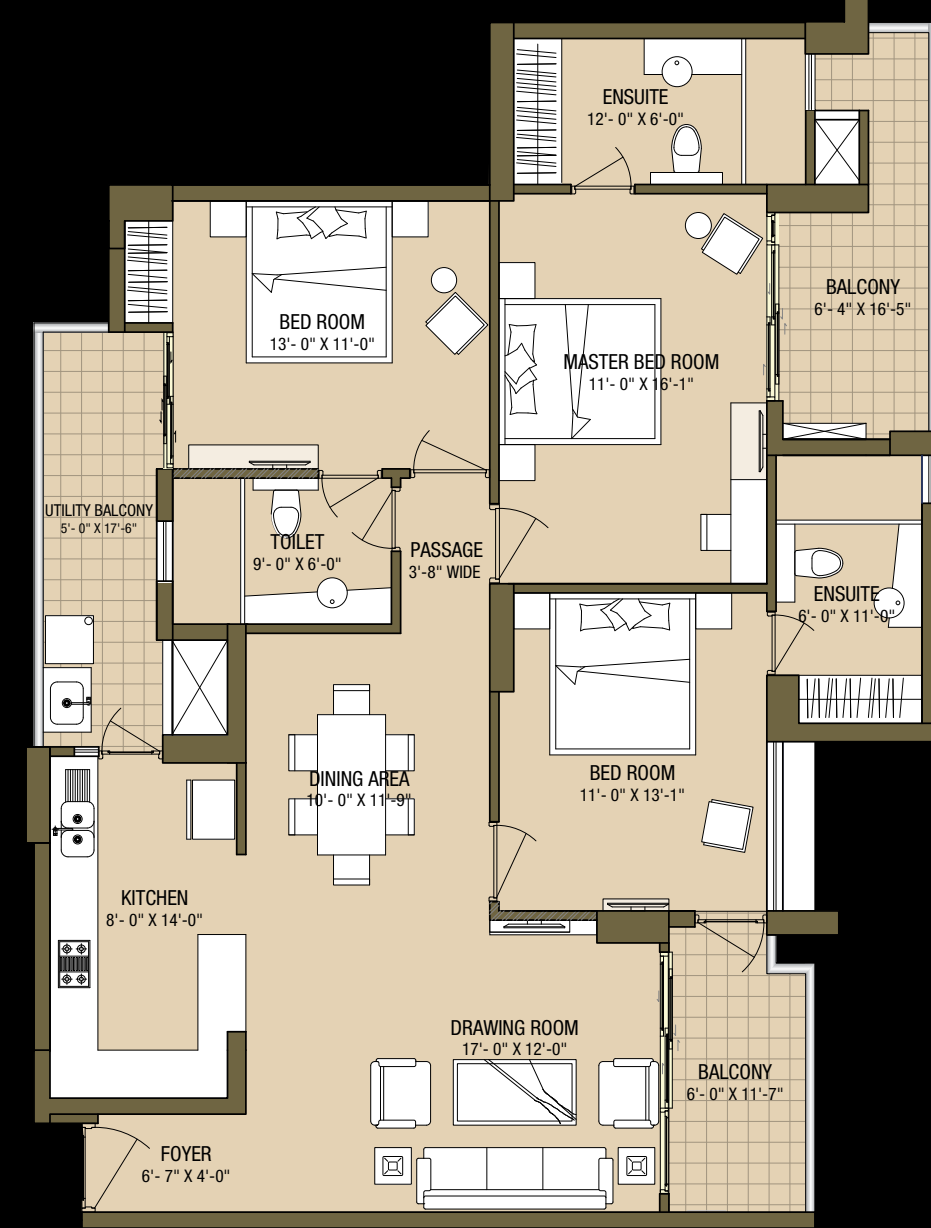
SUPER AREA	-	1620 SQ. FT.
BUILT UP AREA	-	1338 SQ. FT.
CARPET AREA	-	1043 SQ. FT.
BALCONY AREA	-	191 SQ. FT.



TYPE - B

3 BHK + 3 TOILET + 3 BALCONY

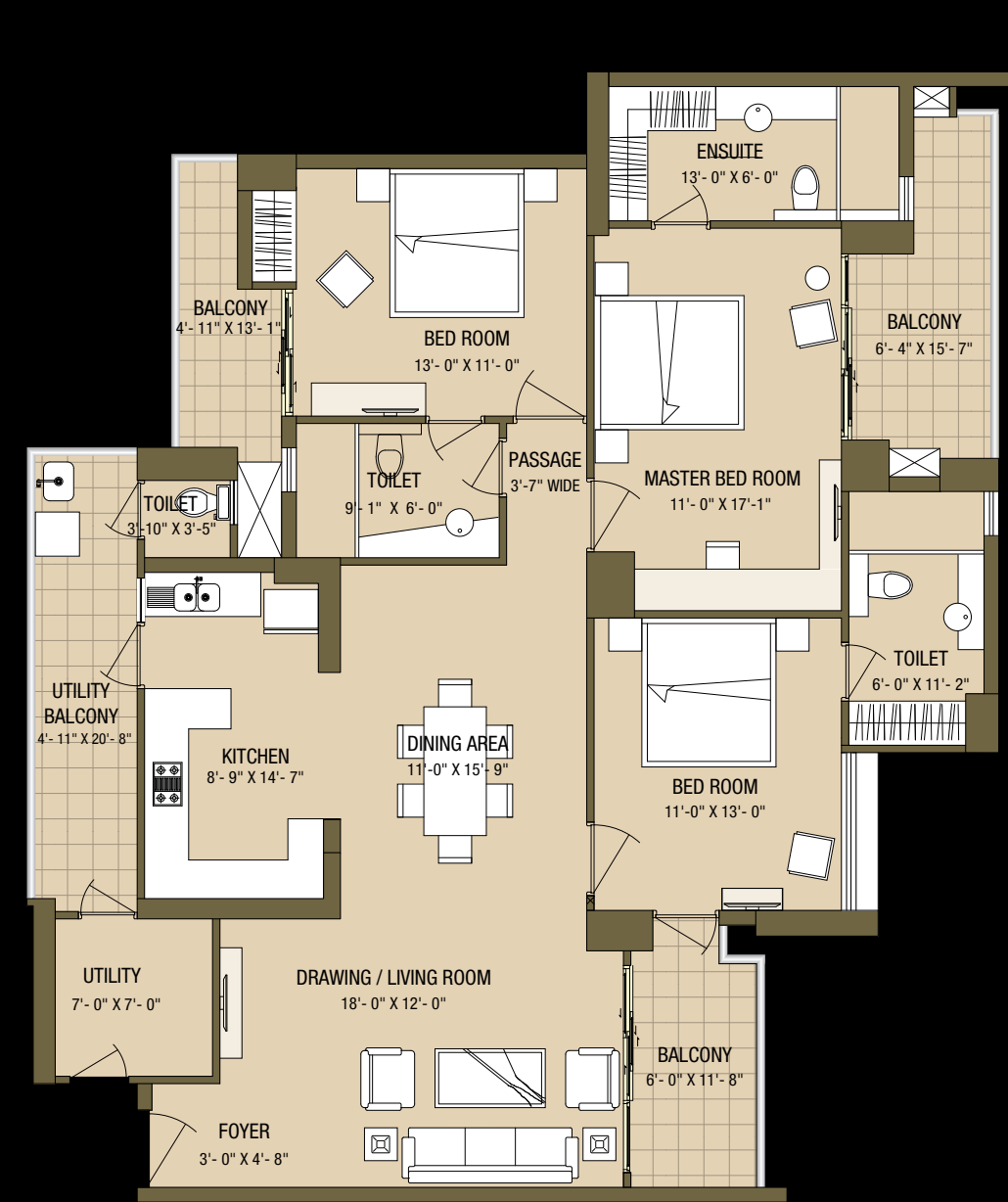
SUPER AREA	-	1827 SQ. FT.
BUILT UP AREA	-	1539 SQ. FT.
CARPET AREA	-	1182 SQ. FT.
BALCONY AREA	-	238 SQ. FT.



TYPE - C

3 BHK + 3 TOILET + 4 BALCONY + UTILITY WITH TOILET

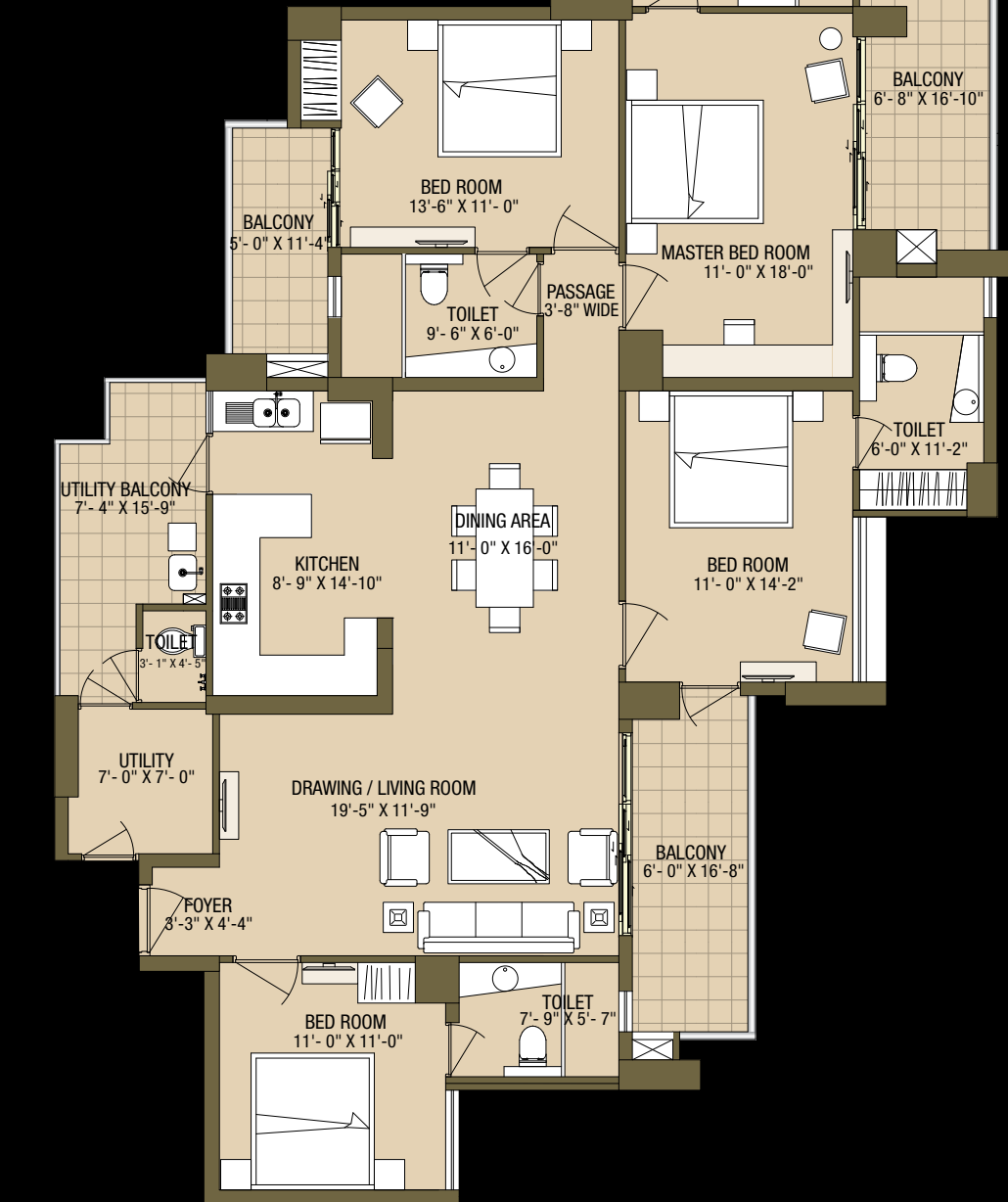
SUPER AREA	-	2070 SQ. FT.
BUILT UP AREA	-	1772 SQ. FT.
CARPET AREA	-	1338 SQ. FT.
BALCONY AREA	-	290 SQ. FT.



TYPE - D

4 BHK + 4 TOILET + 4 BALCONY + UTILITY WITH TOILET

SUPER AREA	-	2448 SQ. FT.
BUILT UP AREA	-	2085 SQ. FT.
CARPET AREA	-	1577 SQ. FT.
BALCONY AREA	-	345 SQ. FT.



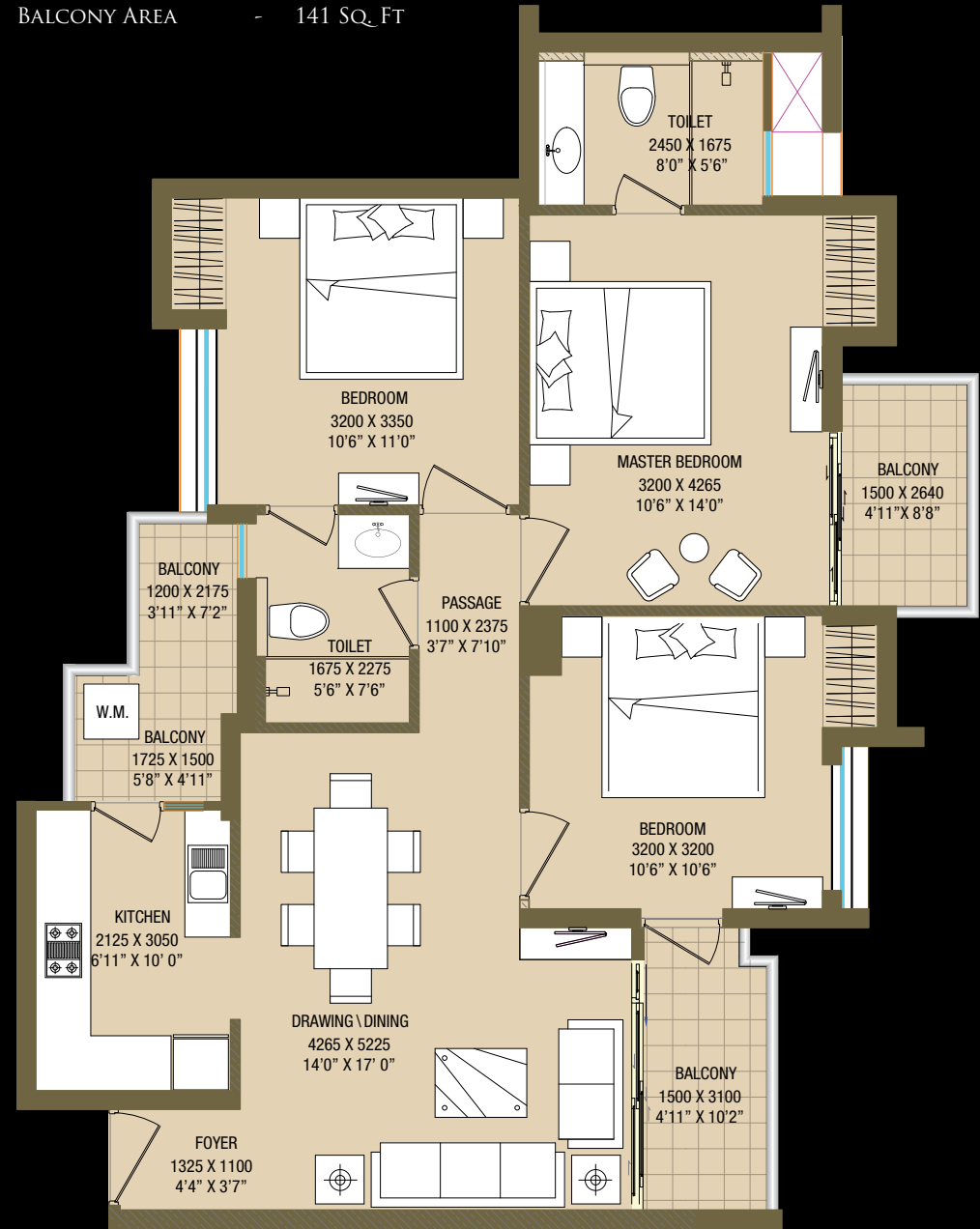
Disclaimer: Super Area : Super Area is (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.
 Built up Area : Built up area, as per CREDAI definition, shall mean the total Polyline (P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.
 Carpet Area : Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
 1 Sq.m.=10.764 sq.ft, 3018.mm= 1 foot.
 The above shown plan is of typical unit and is used for reference or indicative purpose only. However balconies and other areas may vary as per the actual construction or as per individual unit/floor plan.

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TYPE - E

3 BHK + 2 TOILET + 3 BALCONY

SUPER AREA	-	1350 SQ. FT.
BUILT UP AREA	-	1081 SQ. FT.
CARPET AREA	-	844 SQ. FT.
BALCONY AREA	-	141 SQ. FT.



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Specifications

Structure	Earthquake Resistant RCC Framed Structure (with latest Seismic Code)	
Flooring	Drawing/Dining/Kitchen All Bedrooms Balconies Toilets	Vitrified Tiles Laminated Wooden Flooring Designer Anti-Skid Tiles Granite Stone
Electrical	Internal TV. & Telephone points Exhaust Fan Split Air Conditioner Provision for A/C Geysers Light Fixtures & Fans	Fire Resistant Copper wiring in concealed PVC conduits Modular Switches & Sockets in adequate numbers In all rooms In Kitchen & Toilet In all Bed rooms In Drawing / Dining In Toilets In Drawing room & Bedrooms
	External	Adequate lighting in common areas, staircase, lobby, parking space, garden etc.
Wood Work	Wardrobe (Laminated Particle Board)	In all Bed rooms
Kitchen	Working Counter Woodwork Wall Tile	Granite Counter with Stainless Steel Sink fitted with R.O. Modular Cabinets Designer Ceramic Tiles upto 2 ft. above working counter
Doors & Windows	Internal External	Designer flush doors in polish/duco paint fixed in hard wood UPVC Sliding doors & windows
Wall Finish	External Finish Internal Finish	Most Modern and Elegant Permanent Finish with High Quality Texture Paint All internal walls of the room & Drawing Dining will be painted using O.B.D.
Railing	Balcony Staircase	Stainless Steel Mild Steel
P.O.P. Work	Internal	P.O.P. work of punning will be done in all the rooms including drawing & dining
Sanitary Work	For Internal Piping Bath Fittings & Ware	Corrosion free PPR/UPVC Pipes & Fittings All Taps and Fittings of reputed brands in C.P. Wash Basins, Wall mounted W/C of reputed brands in appropriate shades matching with ceramic tiles



Project Features

General

- Gold certified Green Building
- Spread over 25 acres
- Approved leasehold property
- Egyptian Theme based project
- Resort style living
- Rain water harvesting
- Hi-tech security with touch panel system
- Optical Fibre Technology in Complex
- Grand Double Height Lobby
- Stainless Steel Railing in Balcony
- Use of Solar Panels
- Separate play area for toddlers and kids
- Earthquake resistant structure

Club & Recreation

- Swimming pool - (Outdoor)
India's 1st five level cascading swimming pool
- Swimming pool - (Indoor)
Temperature controlled all weather Swimming Pool
- Fitness center with Spa, Gym, Steam, Sauna, Jacuzzi
- Yoga and Aerobics hall
- Mini home theater
- Basket Ball court
- Banquet Halls
- Restaurant & Coffee lounges
- Table Tennis, Lawn Tennis, Cricket Net Practice
- Business centre
- Cards room, Reading room
- Snooker & Billiard Room

Landscaping

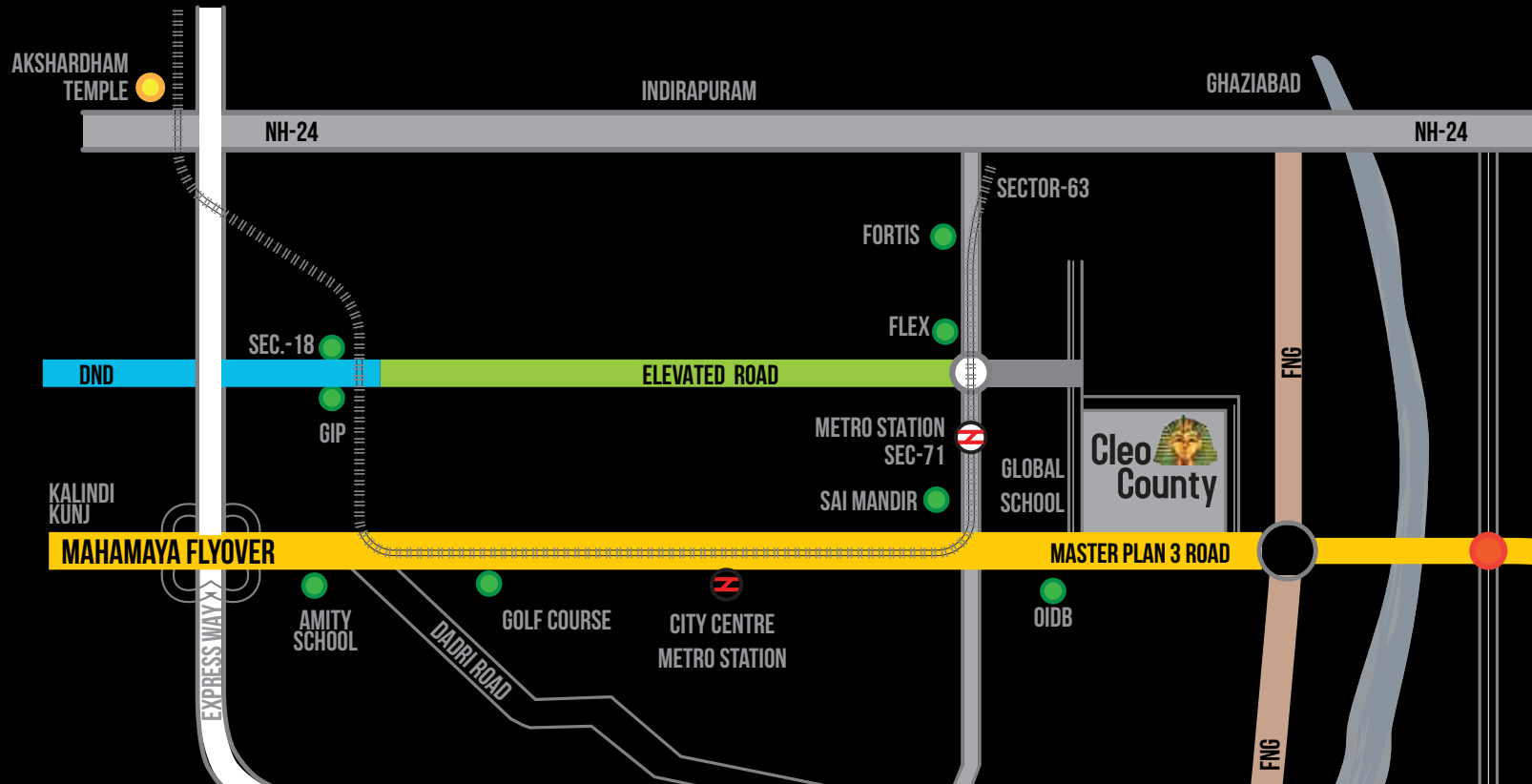
- Palm Court
Surrounded by palm trees
- Island Court
Sitting area with water on all four sides
- Giza Court
Pyramid shaped huts
- Mist Garden
Artificial mist created to keep the temperature down
- Pillar of 5 Senses
9 meter tall stone structure with Egyptian engraving
- Golf Putting
5 Acre Little Pharaoh Land
- Wet Play Area
- Open air Amphitheatre



ALL ACTUAL PHOTOGRAPHS

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Location Map



Locational Advantages

- 10 Min. Drive from DND via Elevated Road
- Situated at one of the most prime location of Noida
- On 70m wide & straight road from Kalindi Kunj
- Four side open plot with roads on all four sides
- Green belt on two sides
- All essential services like Schools, Hospitals, Malls etc. nearby
- 33 Km. from IGI Airport
- 23 Km. Connaught Place
- Located amidst Industrial, IT Hub & fully inhabited residential area
- Proposed Metro station in Sector -121
- 17 Km. from Akshardham Temple

Professional Team

CHIEF CONSULTANT :



CHIEF ARCHITECT :



LANDSCAPE CONSULTANT :



STRUCTURAL CONSULTANT :



INTERIOR DESIGNER :



CONSTRUCTION :



ABA CORP.
greenovations

I V County Pvt. Ltd., Corp. Office: A-39, Sector-63, Noida, U.P.
Site Office: GH-5, Sector-121, Noida, U.P.

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