



ncr



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KLOTUS





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## Welcome To Sidhartha NCR Lotus

Sidhartha NCR Lotus is a residential project located Sector 95, Patuadi Road, Gurgaon. This project brings up to the potential buyers a choice of 2BHK, 3BHK, 4BHK and 5BHK simplex and duplex apartments ranging from 1232 sq. ft. to 3686 sq. ft. Residents can avail all club facilities, convenience amenities and more at Sidhartha NCR Lotus that has been designed by the best architects in the industry. Sidhartha NCR Lotus combines luxurious design with abundant greenery to create a first-class living experience. Sidhartha NCR Lotus is spread over 10.71 acres with 96 flats for few people.

### Project USP

- Wi-Fi connectivity in all apartments
- Balconies attached to all bedrooms
- Well laid out children's play area
- Club facilities for the residents include:
  - Swimming pool
  - Sports facility with a gymnasium
- Multipurpose room for various purposes
- Maintained garden for leisure and jogging
- 100% power backup facility









LOWER PLAN

Duplex - Super Area-2514sqft  
 Lower Floor Plan  
 Tower-E, Unit-103

NCR Lotus, Sector - 95, Gurgaon



**LOWER PLAN**

*Duplex - Super Area-2845sqft  
Lower Floor Plan  
Tower-E, Unit-101 & 102*





UPPER PLAN

Duplex - Super Area-2845sqft  
 Upper Floor Plan  
 Tower-E, Unit-101 & 102



LOWER PLAN

Duplex - Super Area-3672sqft  
 Lower Floor Plan  
 Tower-E, Unit- 100



Duplex - Super Area-3672sqft  
 Upper Floor Plan  
 Tower-E, Unit-106



## UPPER PLAN

*Duplex - Super Area-3686sqft  
Upper Floor Plan  
Tower-E, Unit-104 & 105*

# GURGAON - MANESAR

MASTERPLAN - 2025

SIDHARTH GROUP HOUSING

SIDHARTH GROUP HOUSING  
NCR ONE & NCR GREENS

SIDHARTH ESTELLA  
(Group Housing)

Dwarka

LEGEND	
INDUSTRIAL	[Brown Box]
AGRICULTURAL LAND	[Light Green Box]
TRANSPORTS COMMUNICATION	[Light Blue Box]
RESIDENTIAL GROUP HOUSING	[Light Yellow Box]
PUBLIC UTILITIES	[Orange Box]
COMMERCIAL	[Blue Box]
SEZ	[Purple Box]
FOREST LAND	[Dark Green Box]
OPEN SPACES	[Light Green Box]
VILLAGES	[Light Green Box]
EXISTING TOWN	[Light Yellow Box]
WILDOGS	[Light Green Box]
PROPOSED METRO ROUTE	[Red Line]
M.M. INTERNAL ROADS	[Grey Line]



'SIDH' to  
57575

For Details SMS

**SIDHARTH**  
DREAM IT. LIVE IT.

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**BUZZ**  
DISCLAIMER  
This is a graphical representation of the actual map and we cannot guarantee the validity of information shown.  
The information on this map is for informational purposes only. Please refer to actual map for accurate details and consultation before making any investment decisions.



TOWER -A (B +S +19)	3BED ROOM UNIT = 60 NO. DUPLEX = 8NO.	TOWER -F (B +S +13)	3BED ROOM UNIT =26NO.
TOWER -B (B +S +19)	3BED ROOM UNIT = 60 NO. DUPLEX = 8NO.	TOWER -G (B +S +10)	4BED ROOM UNIT = 60 NO.
TOWER -C (B +S +20)	3BED ROOM UNIT = 63 NO. DUPLEX = 8NO.	TOWER -H (B +S +17)	3BED ROOM UNIT = 34 NO.
TOWER -D (B +S +20)	3BED ROOM UNIT = 63 NO. DUPLEX = 8NO.	TOWER -I (B +S +17)	2BED ROOM UNIT = 51 NO.
EXECUTIVE -2-3 (G +3)	4BED ROOM UNIT = 4 NO. DUPLEX = 2NO.	TOWER -J (B +S +16)	2BED ROOM UNIT = 32 NO.
EXECUTIVE -1 (G +3)	4BED ROOM UNIT = 2 NO. DUPLEX = 1NO.	EWS APARTMENT (B +G +12)	2BED ROOM UNIT = 98 NO.
EXECUTIVE -4-5 (G +3)	4BED ROOM UNIT = 4 NO. DUPLEX = 2NO.	TOWER-E (B+S+19)	3BED ROOM =65 2BED ROOM =13 DUPLEX =18
NURSERY SCHOOL			
CLUB			



## Specifications

Sr. No.	Description	Floor	Wall	Counters/ Cabinets	Fitting/ Fixtures
1	Structure: Earthquake Resistance RCC Structure				
2	External Wall Finishes		Combination of Stone, tiles & textured paint finish		
3	Living/ Dining	Vitrified Tiles	Painted in pleasing shades of Bound Distemper.		
4	Bedrooms	Laminated Wooden Flooring in Master Bedroom & Vitrified tiles in other rooms	Combination of Stone, tiles & textured paint finish	Painted in bound Distemper.	
5	Servant's Room	Ceramic Tiles	Painted in bound Distemper		
6	Lift Lobbies	Vitrified Tiles	Ceramic Tiles		
7	Doors: Seasoned Hardwood frames with European style moulded shutter				
8	Windows: Reinforced powder Coated/ Anodized Aluminium glazing				
9	Toilets/ Powder Room	Ceramic Tiles		Marble/ Counter	Single Lever C.P fitting & Pastel shades Sanitary Fixtures
10	Kitchen	Ceramic	Ceramic Tiles and Acrylic Emulsion Paint	Granite Counter	Single level C. P. Fitting.
11	<b>Electric Work:</b> A: Copper electrical Wiring throughout in concealed conduits with provision for light point B: Telephone & TV outlets				
12	<b>Amenities:</b> A: 100% power back up B: Dedicated high speed internet connection in apartment				
13	Main Lobby Air Conditioned lobby & waiting area with designer furniture				