



# Pavilion HEIGHTS

Modern Apartments you always wished for.



An artistic impression of the Pavilion Heights at Jaypee Greens, Noida

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Surrounded by green open spaces and natural tranquility, **the Pavilion Heights** is the latest addition to the existing contemporary homes at *Jaypee Greens, Noida* that assures optimum space utilization, comfort and stylish living.

Pavilion Heights are the Fully-finished, Modern, Hi-Efficiency apartments that offer 2 BHK + study, 3 BHK + study and 4 BHK + Utility apartments.

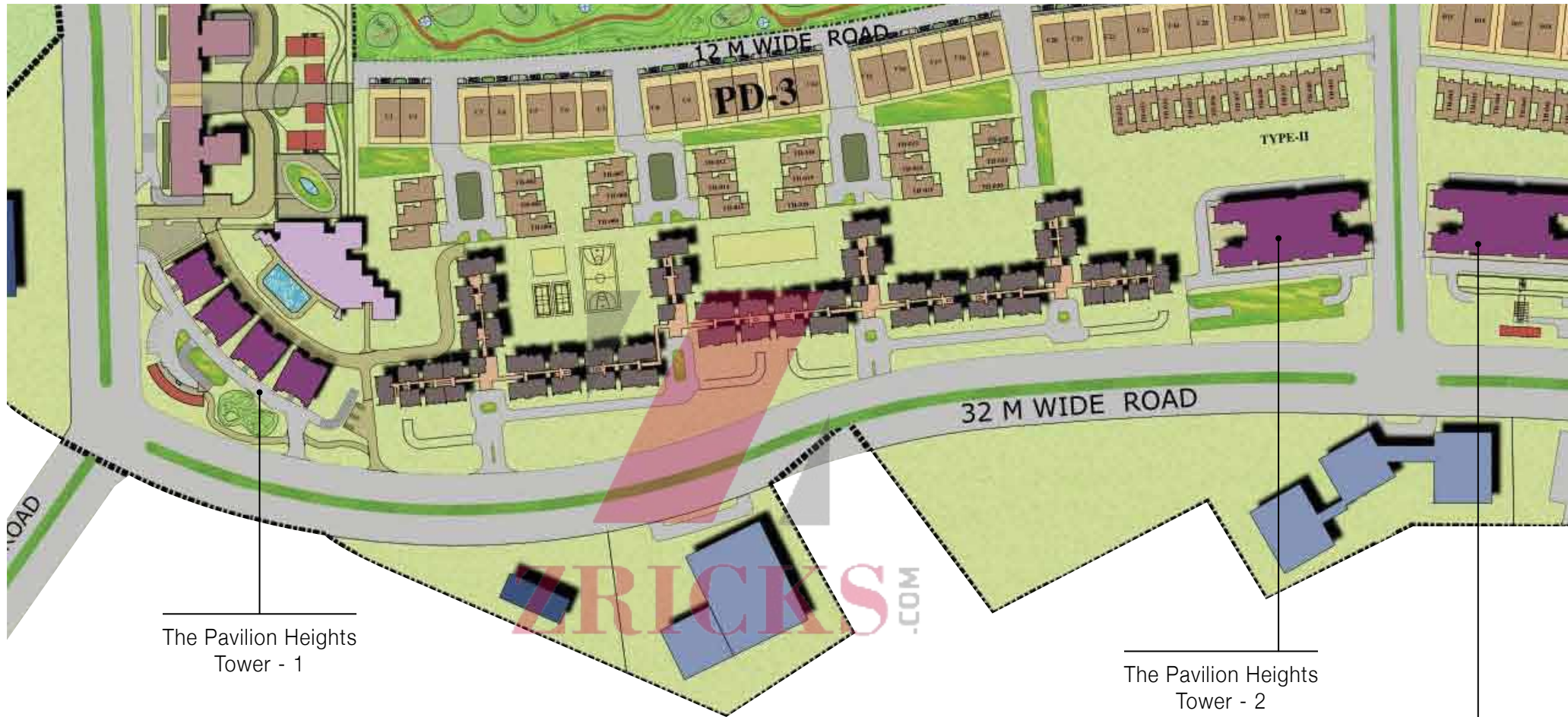
These apartments enjoy breathtaking views of either the natural beauty developed around the Yamuna River or refreshing views of the Grahame Cooke golf facility which brings you away from the hustle bustle of everyday life and help you indulge in the infinite glory of nature.

Pavilion Heights – ‘The Green Boulevard’ apartments are designed to embrace the expansive green area near Yamuna River and ensure the beauty and serenity of its pristine location, lush natural tropical landscaping and spectacular waterfront views.

The Pavilion Heights are lifestyle homes which provides various community comforts to all its residents. A few of these include 18 + 9 hole Graham Cooke designed Golf Facility, Social Clubs with a range of Health and Recreational facilities, Town Centre with facilities like art galleries, restaurants & cafes, high-street Retail, International Standard Medical Centre, Educational facilities from Kindercrib to Pre-University levels, etc.

The apartments will also provide residents with other attendant facilities like 24 Hr manned Security at the entrance gates alongwith multi-level Security system, Piped Gas, 24 Hr Electricity and Water supply, Split Air-Conditioning, Professional Facility Management services, Under Ground Parking facility, etc.



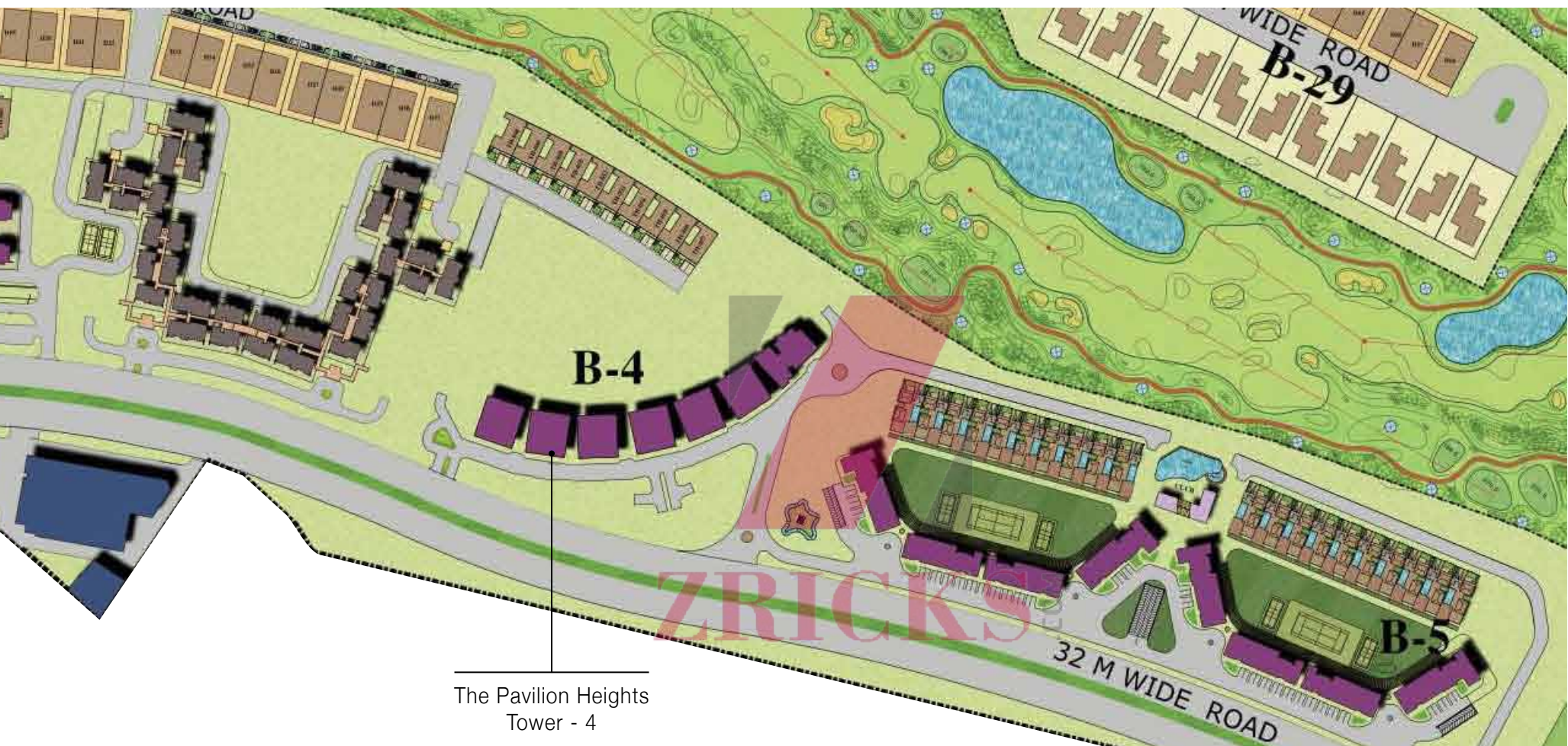


The Pavilion Heights  
Tower - 1

The Pavilion Heights  
Tower - 2

The Pavilion Heights  
Tower - 3





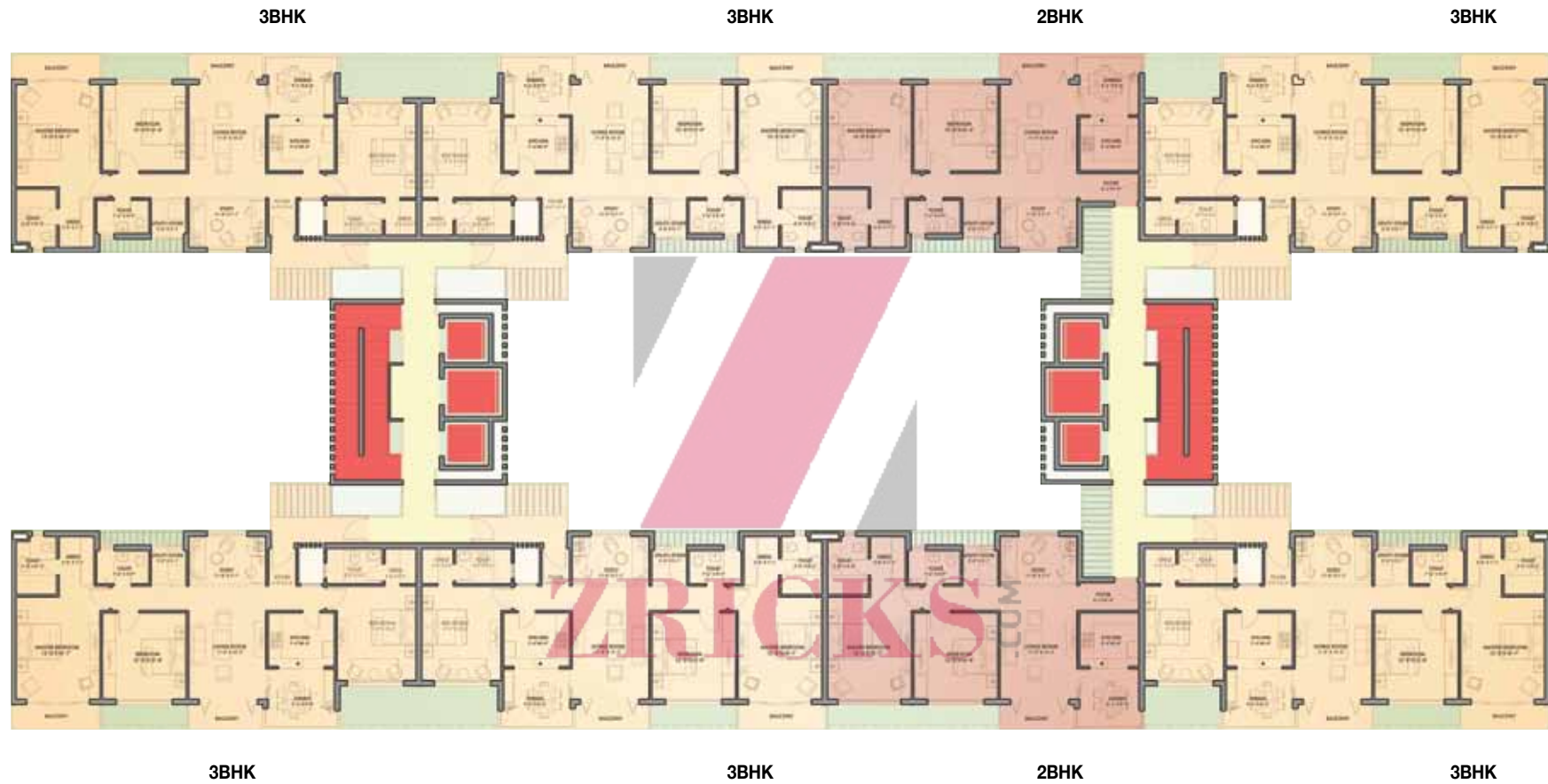
The Pavilion Heights  
Tower - 4



# Pavilion HEIGHTS

Cluster Plan - Tower 1







Pavilion  HEIGHTS

Cluster Plan - Tower 3





Super Area - 1675 sqft (Approx)



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Typical 3 BHK + Study Apartments - Tower 1 & 4



Super Area - 1240 sqft (Approx)



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Typical 2 BHK + Study Apartments - Tower 2 & 3

Super Area - 1650 sqft (Approx)



**Pavilion** HEIGHTS

Typical 3 BHK + Study Apartments - Tower 2 & 3



Super Area - 2500 sqft (Approx)



**Pavilion** HEIGHTS  
4 BHK + Utility - Tower 4

# Specifications of the Pavilion Heights

<b>Living Room, Dining Room &amp; Lounge</b>	
Floors	High quality vitrified tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Walls	Walls plastered with POP punning and painted with plastic paint
Internal doors	Veneered flush doors with Laccquer finish
Fixture and Fittings	Light fittings and fans
Ceiling	POP ceiling and cornice
<b>Bedrooms, Study Rooms, Dressing</b>	
Floors	Wooden laminated flooring
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Fixture and Fittings	Light fittings and fans
Walls	Walls plastered with POP punning and painted with plastic paint
Internal doors	First class Wood frame with skin moulded door shutter
Ceiling	POP ceiling and cornice
<b>Toilets</b>	
Floors	High quality ceramic anti skid tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Walls	High quality ceramic tiles till 7'-0" in shower area, 3' 6" in balance toilet including borders, mouldings etc. Balance painted in Plastic paint.
Internal doors	First class Wood frame with skin moulded door shutter
Ceiling	POP ceiling and cornice



<b>Kitchen</b>	
Floors	Marble / anti skid vitrified tiles or equivalent
External Doors and Windows	Anodized aluminium / UPVC Doors and Windows
Fixture and Fittings	Modular kitchen as per design. Granite counter and back splash stainless steel sink with drain board
Walls	Tiles upto 2' height above the counter level, balance painted with plastic paint.
Internal doors	Veneered flush doors with Laccquer finish
Ceiling	POP ceiling
<b>Balconies</b>	
Floors	Ceramic tiles or equivalent
Ceiling	Plastic paint
<b>Lift Lobbies / Corridors</b>	
Floors	Stone with special highlights and patterns
Walls	Plastic paint
Apartment main door	Seasoned wood frames with wood panelled shutter finished with melamine polish
Ceiling	POP ceiling and cornice
<b>Utilities &amp; Facilities</b>	
Air-conditioning	Individual split type units as per design for each apartment
Ventilation	Exhaust fans provided in kitchen and bathrooms. All external doors and part of external windows are openable.
Security	24 Hour manned security on entrance gates
Water supply	Water supply through underground supply lines/ overhead tanks
Sewage water	Soiled water drainage into main sewer outside property
Storm drainage	Storm water drainage system integrated with rainwater harvesting
Fire protection	Fire detection as per fire safety norms
Main Electrical Supply	Electrical wiring in concealed conduits with modular switches and power back up
Telephone/ Data	Telephone cable pre-wired into all rooms
Services	Maintenance for common area on chargeable basis

## Location of the Pavilion Heights at Jaypee Greens Noida



# An Inspired Reality...

*I woke this day in a valley of green; a sight like this had never been seen; in the distance I saw a glimmer of hope; and the grove gave way to a gentle slope. As I reached the clearing, oh! What a sight to see; my eyes opened wide, what could this place be? In cascading greens, laden trees drooped, in every corner, nature bloomed; and towering mammoths rose from the ground, casting shadows of luxury all around.*

Jaypee Greens Noida is a place where nature connects to a recreation destination, social activities and gracious living. "Precisely what everyone aspires for"

- A secure multi generational gated community.
- Spread over 1162 acres with large pristine open areas including lakes & water bodies.
- Numerous Signature Graham Cooke Golf facilities.
- A complete range of residential options ranging from Independent Homes to Luxury 2 / 3 / 4 BHK apartments, each offering breathtaking views of the landscaped greens.
- Project exquisitely designed by world renowned architects Arcop Associates and Landscape architects Capita Lovejoy of UK.
- Town Centre with facilities like cultural galleries, restaurants & cafés, high-street retail, etc.
- Educational facilities ranging from Kindercrib (crèche/child care facility) to Pre-university levels and a Technical Institute offering various courses.
- A Super Specialty Jaypee Medical Centre with state-of-the-art equipments & facilities.
- Multiple Social Clubs with a range of health and recreational facilities.
- Promenades featuring the finest selection of retail shops, boutiques and open bazaars.
- Spiritual Centers with Temples, Meditation Centre, Discourse Halls, Yoga etc.
- Multiple thematic gardens and play areas with range of activities for toddlers to young children offering sand and digger pits, playbarn, go-kart, crazy golf, astra slide, sheep racing, tractor & trailer rides, glass blowing, adventure mazes, queen's garden, rock garden, artificial lake with remote model boats and a complete train set with kilometers of rails and stations. Also encases various recreational areas such as chocolate factory, puppet world, rabbit & piggies world, mini race course & castle, palm house, japanese garden, picnic areas, souvenir shops, refreshment kiosks, shopping areas, theatres etc.
- Recreational and Commercial Hubs.
- 24 Hours electricity and water supply
- Multi-level security systems.
- Landscaped gated entrance with centrally monitored security system.
- Optic fiber networks.
- Professional property management services.
- Situated on the Noida – Greater Noida expressway approx. 4 Km's from Amity intersection, Noida and 20 minutes driving distance from South Delhi.



# The Lineage

Transforming challenges into opportunities has been the hallmark of the Group ever since its inception four decades ago. Jaypee Group is a Rs. 10,000 crore well diversified infrastructure conglomerate with a formidable presence in Engineering & Construction, Power, Cement, Real Estate, Hospitality, Expressway & Education (not-for-profit).

## Engineering & Construction

The Engineering and Construction wing of the group is an acknowledged leader in the construction of multi-purpose river valley and hydro power projects.

The Group is the only integrated solution provider for Hydro power projects in the country with a track record of strong project implementation in different capacities and has participated in projects that have added over 8840 MW of Hydro electricity to the National grid between 2002 to 2009.

## Cement

Jaypee Group is the 3rd largest cement producer in the country. The group producer special blend of Portland Pozzolana Cement under the brand name 'Jaypee Cement' (PPC). Its cement division currently operates modern, computerized process control cement plants with an aggregate installed capacity of 22.80 Mn TPA \*. The Aggregate installed capacity of 22.80 MnTPA \*. The company is in the midst of capacity expansion of its cement business in Northern, Southern, Central, Eastern and Western parts of the country and is slated to be a 37.55 MnTPA by FY 12E with Captive Thermal Power plants totaling 702 MW.

(\*includes 2.2 MnTPA capacity in joint venture with SAIL)

## Power

The Group is India's largest private sector hydro power producer and is on its way to be an integrated power producer with expansion in Thermal, Wind & Power Transmission.

Jaypee Group's operational power plants are 300 MW Baspa-II (Himachal Pradesh) and 400 MW Vishnuprayag (Uttarakhand). By 2012, the total hydro power capacity will be 1700 MW with the commissioning of the 1,000 MW Karcham-Wangtoo project while the power generation (including Thermal) for the Group shall be 2200 MW. The Group is poised to be a 13,470 MW power producer by 2019.

## Hospitality

The Group owns and operates four 5-Star hotels, two in New Delhi and one each in Agra and Mussoorie with a total capacity of 644 rooms. Another state-of-the-art resort and spa is being set up in collaboration with 'Six Senses' at Greater Noida.

## Real Estate

The Group is a pioneer in the development of India's first golf centric real estate project. Jaypee Greens - a world class fully integrated complex at Greater Noida consists of an 18-hole Greg Norman Golf Course. Stretching over 452 acres, it also includes residences, commercial spaces, corporate park, entertainment zones and nature in abundance.

Jaypee Greens also launched its second project in Noida in November 2007. India's First Wish Town, is an Integrated Township spread over 1162 acres of land comprising one 18-hole and two 9-hole golf facilities & world class residences.

## Expressways

The Group is currently implementing the 165 km. Noida to Agra, 6/8 lane Yamuna Expressway Project. Development on 6175 acres at five or more locations along the expressway for commercial, industrial, institutional, residential and amusement purposes, will also be undertaken as an integral part of the project. The project is slated to be completed by 2011.

## Social Commitments

The Group has always believed in 'growth with a human face' and has supported the socio economic development of the local environment in which it operates and ensured that the economically and educationally challenged strata around the work surroundings also benefit from the Group's growth by providing education, medical and other facilities for local development.

The Group currently provides education across all spectrum of the learning curve through 19 schools, 3 ITI's, 2 colleges and 3 universities catering to over 20,000 students.

Last but not the least, 'to strive for excellence in every activity we undertake, as we contribute in nation building through our participation in infrastructure sector of the country utilizing resources optimally, while growing with a human face - 'NO DREAM TOO BIG'.

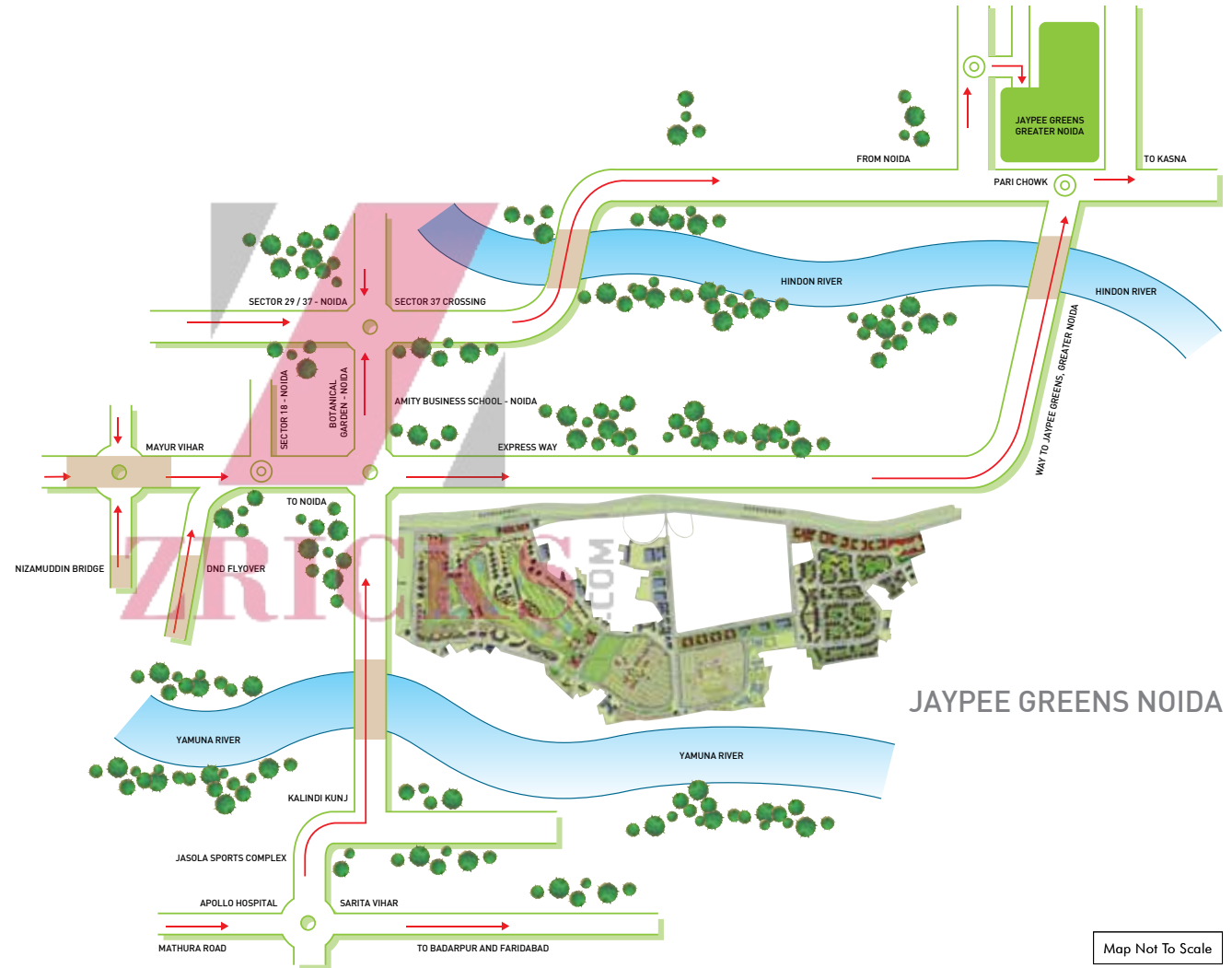
# Location Details

A symbol of modern day town planning, Noida is the fastest growing township in the National Capital Region, with international standard infrastructure.

Jaypee Greens Noida is located 4 kms from the Amity intersection, thereby enjoying good connectivity and locational advantage with respect to the city master plan. Residential, commercial, institutional and recreational facilities have been simultaneously developed in a planned manner to make it a prestigious address.

Accessibility: Easy access to Delhi and Greater Noida through the 8-lane Taj Expressway

- 10 minutes from DND Flyway
- 15 minutes from Greater Noida
- 20 minutes from South Delhi
- 25 minutes from Connaught Place
- 45 minutes from International Airport



Map Not To Scale



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This brochure conceptual and not a legal offer gives only a bird's eye view of the project. The content in this brochure, including the buildings, elevations, area, designs, layouts, specifications, etc. are tentative and are merely indicative in nature and are subject to variations and modifications by Jaypee Greens or the competent authorities, statutory and otherwise.