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The Kallisto

TOWN HOMES

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.



Presenting
The Kallisto
TOWN HOMES
at
India's first 'Wish Town'



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Luxurious Lifestyle





Paradise on Earth

Kallisto in Greek means 'the most beautiful'.

With tree lined walkways and private gardens, the Kallisto Town Homes are exclusive two-storey independent homes set amidst the 18 hole Graham Cooke Golf Facility.

These Town Homes seamlessly merge premium lifestyle with green open spaces and natural tranquility. Thoughtfully created with exceptional architectural details, these glorious homes set an elegant but relaxed tone.

Come and be charmed by its idyllic location as it offers breathtaking views of the greens and the lakes.

Peaceful Escape

The Kallisto is the pinnacle of lifestyle living.

Graceful and opulent, these homes are ensconced in a lively atmosphere where you can relax, rejuvenate and reconnect yourself.

These Town Homes have extensive neighbourhood recreational spaces such as access to the Golf Facility, Clubhouse, Social Club, Fitness Center, Town Center with Cultural Galleries, Shopping Malls and all other host of amenities that are synonymous with Jaypee Greens.





An artistic impression of the Kallisto Town Homes.

Your perfect Home

Comfortable, elegant and spacious, the Kallisto Town Homes are a five bedroom suites with the covered area of 3550 sq. ft. and 4550 sq. ft. approximately. These Town Homes blend the best of rustic design with contemporary luxury and modern convenience.

The outside space features a landscaped terrace, front lawn, gazebo and a private lap pool that embellish the exterior with an attractive natural look. Inside, the master bed room, living room and dining room provide beautiful views of the golf greens.

With a boutique style dressing room, amenities filled modern kitchen and a lavish lounge area, this home is a beautiful retreat.



Total Super Area : 4550 sq. ft. (approx.)



Ground Floor

Super Area : 1690 sq. ft. (approx.)

Total Super Area : 4550 sq. ft. (approx.)



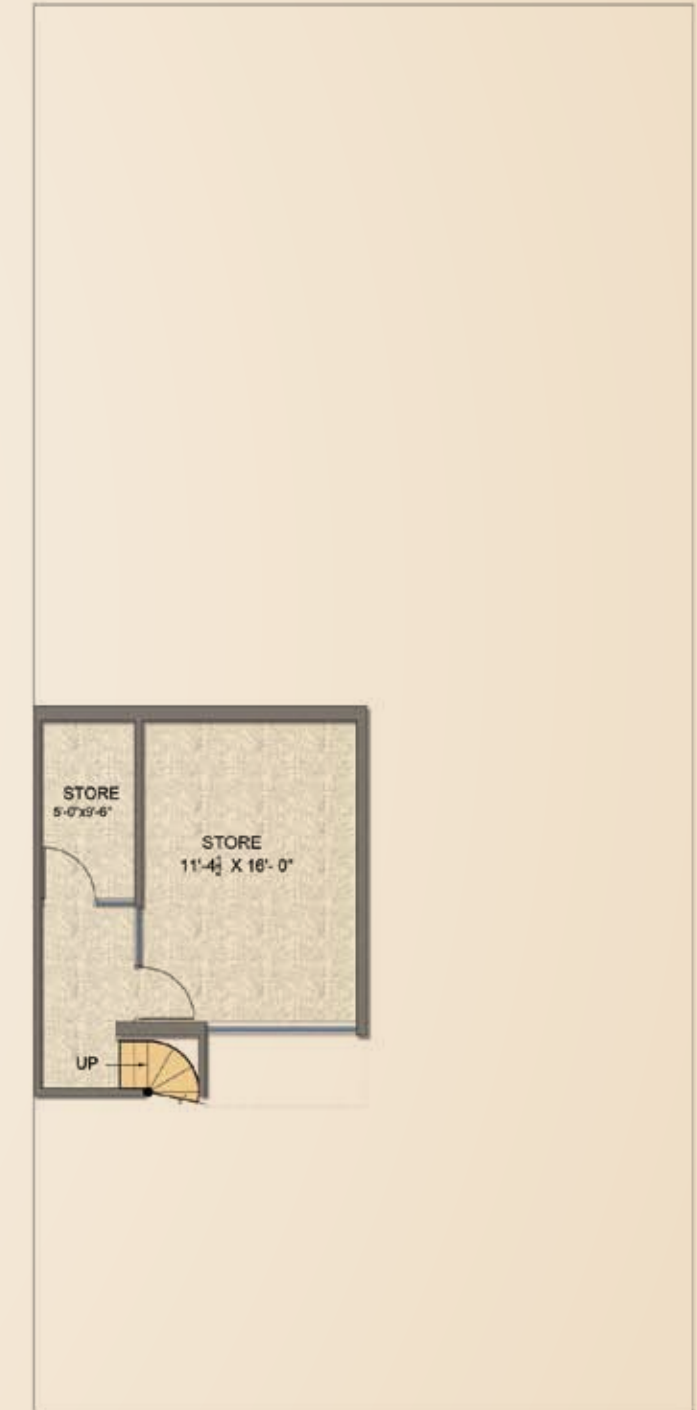
First Floor

Super Area : 1710 sq. ft. (approx.)



Second Floor

Super Area : 795 sq. ft. (approx.)



Basement

Super Area : 355 sq. ft. (approx.)



ERICKS

Total Super Area : 3550 sq. ft. (approx.)



Ground Floor

Super Area : 1420 sq. ft. (approx.)

Total Super Area : 3550 sq. ft. (approx.)



First Floor

Super Area : 1276 sq. ft. (approx.)



Second Floor

Super Area : 667 sq. ft. (approx.)



Basement

Super Area : 187 sq. ft. (approx.)

Location Plan



This is only an artistic impression of the master plan. The actual master plan layout, construction designs, specifications, dimensions, etc. may be at variance from the indications made subject to site conditions, architectural requirements, aesthetics and statutory approvals.

Specifications of the Kallisto Town Homes

LIVING ROOM, DINING ROOM & LOUNGE	
Floors	Imported marble / equivalent with special highlights/patterns as per design / wooden flooring
External Doors and Windows	Powder coated aluminium/ UPVC Doors and Windows with glazed shutters
Walls	Plastic emulsion paint
Internal doors	Wood frame with door shutter as per design
Ceiling	POP ceiling with cornice
BEDROOMS & DRESS	
Floors	Marble / Laminated Wood/ equivalent flooring
External Doors and Windows	Powder coated aluminium/ UPVC Doors and Windows with glazed shutters
Walls	Plastic emulsion paint
Internal doors	Wood frame with door shutter as per design
Ceiling	POP ceiling with cornice
Wardrobes	Wardrobes in all bedrooms as per design
TOILETS	
Floors	Marble/ Tile/ equivalent
External Doors and Windows	Powder coated aluminium/ UPVC Doors and Windows with glazed shutters
Fixture and Fittings	Premium fixtures and fittings. Jacuzzi in Master bathroom
Walls	Marble/Tiles in cladding upto 7' in shower area and 3'-6" in balance areas including highlights, moulding bands etc as per design. Balance walls painted in Plastic emulsion
Internal doors	Wood frame with door shutter as per design
Ceiling	POP ceiling with cornice
KITCHEN	
Floors	Granite / Tiles/ equivalent
External Doors and Windows	Powder coated aluminium/ UPVC Doors and Windows with glazed shutters

Fixture and Fittings	Modular Kitchen as per design. Granite Counter with back splash, SS sink with drainboard
Walls	Ceramic Tiles dado till 3'6". Balance walls painted in Plastic emulsion
Ceiling	POP ceiling with cornice
BALCONIES/ VERANDAH	
Floors	Tile/ Stone
Railings	Stone/ MS Railing
Ceiling	Plastic paint
SERVANT ROOM	
Floors	Ceramic tiles
External Doors and Windows	Powder coated aluminium/ UPVC Doors and Windows with glazed shutters
Walls	Plastic emulsion paint
Internal doors	Wood frame with door shutter as per design
Ceiling	Plastic paint
LIFT LOBBIES / CORRIDORS	
Floors	Selection of natural stones as per design
Walls	Plastic emulsion paint
Ceiling	POP ceiling with cornice
HVAC	Spilt Airconditioners/ equivalent in all bedrooms and in living/ dining room

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.
- 750 bed Super Specialty Hospital 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, Mediation Centre, Discourse Halls, Yoga 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 10 minutes driving distance from South Delhi

The Lineage

Transforming challenges into opportunities has been the hallmark of the Jaypee Group, ever since its inception four decades ago. The group is a well diversified infrastructure conglomerate with a turnover of over Rs.5000 Crore, and has a formidable presence in engineering & construction along with interests in the power, cement, hospitality and real estate sectors.

Engineering & Construction

The engineering and construction wing of the Group is an acknowledged leader in the construction of multi-purpose river valley and hydropower projects and has the unique distinction of completing various projects spread over six states in India and neighbouring country Bhutan in different capacities in the 10th five year plan to provide 7880mw of hydropower to the nation. The company has to its credit completion of some of the most challenging projects in the country in the last decade.

Cement

The Group entered the cement business with 1 mtpa capacity cement plant in 1986 and today has become the 3rd largest cement producer in the country and largest cement producer in the state of Uttar Pradesh. Its cement division currently operates modern, computerized process control cement plants with an aggregate capacity of 9.0 mtpa. The company is in the midst of capacity expansion of its cement business in northern, central and western parts of the country and is slated to be a 25 mtpa cement producer by the year 2010 and 32.8 mtpa by 2011 with captive thermal power plants totaling 300 mw. Post expansion the group will have 12 integrated cement plants supported by 300 mw of captive thermal power, 9 split location plants, 11 railway sidings and one jetty giving the group a pan India presence in cement sector.

Power

Jaypee Group, an integrated power player in the country after having established a strong presence in the hydro power sector has initiated its entry into thermal power generation, power transmission and also forayed into wind power.

The Group with its 300 mw Baspa-II Hydropower Station in Himachal Pradesh and 400 mw Vishnu Prayag Power Station in Uttarakhand is the largest private sector hydropower producer. The group is in the process of implementing 2 x 660 mw pit head based Nigrie Thermal Power Plant in district Sidhi of MP, 1000 mw Karcham-Wangtoo in Himachal Pradesh, 2025 mw Lower Siang and 500 mw Hirong in Arunachal Pradesh, 270 mw Umngot and 450 mw Kynshi (Stage-II) hydro-power projects in Meghalaya and 5 x 250 mw coal based thermal power plant at Bina in Madhya Pradesh. On commissioning of these projects, the Group will have total power generation capacity of over 7490 mw.

Hospitality

The Group owns and operates four 5- star hotels, two in the national capital, New Delhi and one each in Agra and Mussorrie and also a five star golf resort at Greater Noida. The properties have a total capacity of 675 rooms.

Real Estate and Expressways

The Real Estate industry in India has been witnessing strong growth over the last 5 years mainly driven by positive growth in the economy with major areas of development including retail, hospitality, entertainment industries (e.g. Hotels, resorts, multi-complexes), economic and social services (e.g. Hospitals, schools) and information technology-enabled services (e.g. Call centers).

The Group has pioneered the development of golf centric real estate in India. Jaypee Greens - a world class integrated community with a sanctuary of residences sculpted around an international championship 18 hole Greg Norman Golf Course. Sprawled over 450 acres of land in Greater Noida, it houses a integrated sports complex, boutique spa resort, 60 acre Nature Reserve and Town Centre with convenio, boutique shop, cafes and restaurant.

The Group is currently implementing 165 km, Noida to Agra, 6/8 lane Yamuna Expressway project. Along the expressway a ribbon development of 2500 hectares of land at five or more locations will also be developed for commercial, industrial, institutional, residential and amusement purposes.

The Group has also bagged the contract to construct 1047 km long eight lane Ganga Expressway along the left bank of river Ganga from Greater Noida to Balia. This is by far the largest infrastructure project in the country. On completion of this expressway, great potential of agro-based industry, infrastructure facilities and development of new towns would take place. The Group will also have the right of development of an estimated 30,000 acres of land along the expressway.

The company plans to develop such installations to international standards with state of the art technology.

Social Commitments

For over 3 decades now Jaypee Group has supported the socio-economic development of the local environment in which they operate and ensure that the economically and educationally challenged strata of the work surroundings are also benefited from the Group's growth by providing education, medical and other facilities for local development.

The Group believes that providing quality education is the best service that an organisation can provide to society. The Group supports various educational initiatives at all levels of the learning curve through Jaiprakash Sewa Sansthan (JSS), a not-for-profit trust. Today with 16 schools, 2 ITI's and 3 universities in UP, MP and HP, the Jaypee Education System is touching the lives of over 20,000 students and has an objective to equip at least 1 lac students with the power of education by 2013.



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

