







Infrastructure and Developers Pvt. Ltd.

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vibrant culture with excellent and inspired lifestyle *

positive spaces zen state of mind living in beauty playfulness freedom of facilities enlightened architecture one with nature

IIDPL the group

Insun Infrastructure and Developers Pvt. Ltd. (IIDPL) is an eminent name in the real estate for its indisputable focus on quality of construction, layout and ethics in dealing. Established in the year 2007 by Shri Sanjay Yadav, the group has been constantly growing and has created new benchmark in the field of real estate. This is an ISO 9001:2008 certified company.

The Group is now diversifying its activities into developing world class infrastructure in the residential and commercial development in Bhiwadi, Rajasthan. It is the commitment that the group will not just deliver superior but above expectation realty solutions. We utilize the most advanced technologies to provide all the ultra modern amenities and premium construction qualities. The efficiency and expertise of the team built modern lifestyle in the new era.









Our project OYSTER PARK I

Welcome to Oyster Park 1 where people and identities come together to create a sense of community. IIDPL Group is now proud to unveil the highly exclusive, Oyster Park-1, Bhiwadi. This property is a hub of beauty, convenience and tranquility in an enviable location.

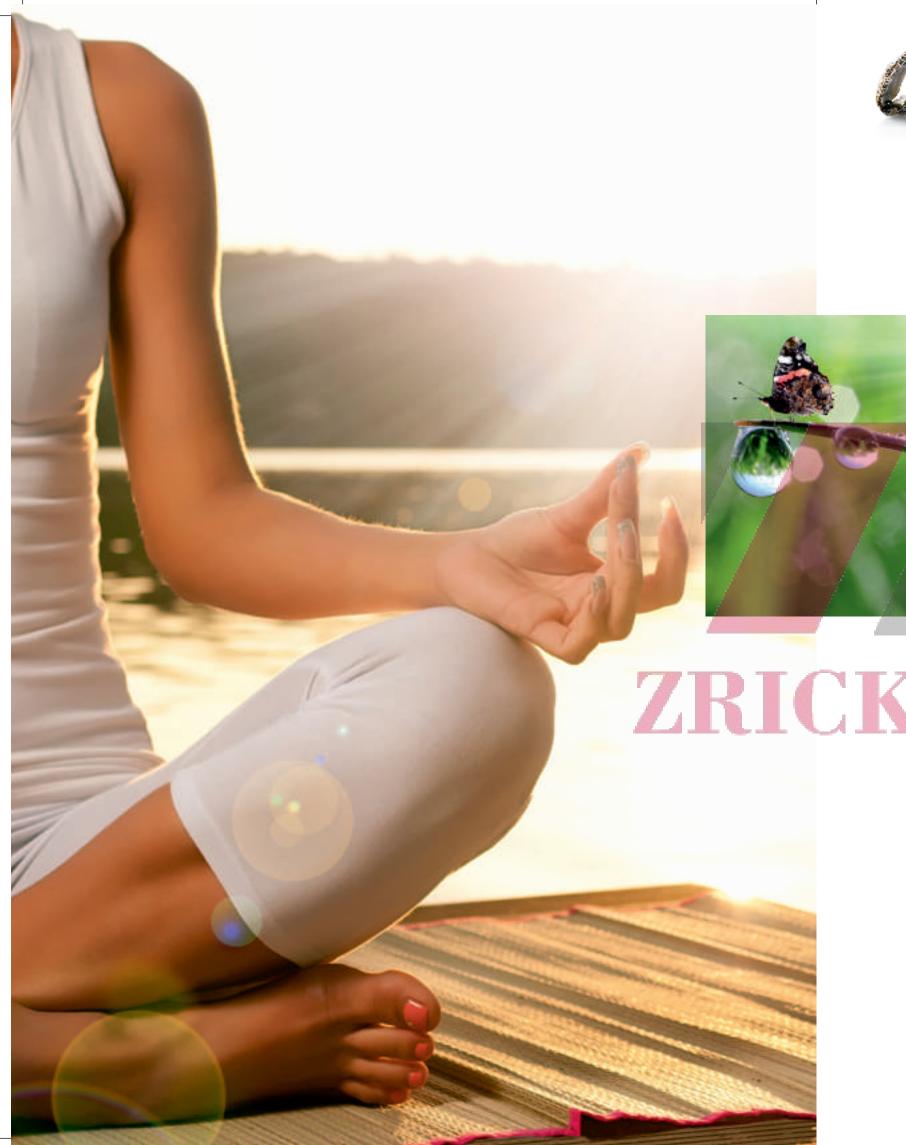
Homes are our life, and Oyster Park by IIDPL has been designed in a perfect synchronization with nature. Since the Air and noise pollution is on the rise in the big cities, the location of Oyster park-1 will assure its residents a perfect living environment. Now it is time to live every moment of life in the lap of nature.

The high-rise lifestyle choice will offer a variety of two and three bedroom apartments in distinct building styles. Whether you own One, Two, Two+S or Three Bedroom apartments, you will discern quality provided at the affordable price. To have a home that is your own where you and your family can enjoy good and comfortable life with all ultra modern amenities. Now your dream is well within your reach because we have created a home option that you will find just ideal.

Features of the project

- Ground+14 Storied Towers
- Excellent connectivity
- Enlightened architecture
- Secured Gated complex with single entry and exit point
- Ample open area with beautiful podium Gardens
- Located on Alwar bypass Road, sharp opposite Honda SIEL Plant
- Linear Layout
- Shock proof

Earthquake resistant RCC framed structure





enlightended architecture in the lap of nature





One with nature

Oyster Park-I has been planned and designed in such a way that it uses all the surroundings to great effect without disturbing the ecological balance. Every structure is sensitive to the needs of its surroundings. It's non-intrusive design naturally merges with the ambience and takes care to imbibe available eco-friendly measures Rainwater Harvesting.

Oyster Park - I is an amalgamation of the very best of modern urban planning, heralding the dawn of a new architectural era. Optimum utilization of space, harmonious planning and intelligent architectural design make these homes unique residential complex.

A pocket-full of green within your reach, At Oyster Park-I, the contemporary garden is recreated as a 'Zen' pocket garden. The building form comprises of perfect harmony between tower & greens. These installation gardens bring nature into your home. You can now be assured of a perfect lifestyle here.

- Sewerage Treatment Plant
- Earthquake Resistant.





.....magnificient in day

Amenities

- Lush green open space with variety of flora and fauna, cluster living landscaped parks and children play area
- Ultra-modern Club House with all amenities
- Swimming pool with splash pool
- State-of-the-art-Gym & meditation
- Tennis/Badminton courts
- 24 Hrs. Power back-up
- 24 Hrs. Water supply
- 3-Tier security system comprises with CCTV and Intercom system
- Wide cemented roads with street light
- Modern fire fighting systems
- Maximum privacy, ventilation in each apartment
- Car parking (open / covered)
- Vaastu & Eco-friendly complex
- STP & Rain Water Harvesting
- Garbage collection & disposal
- Covered drainage system
- Nestled amidst natural surroundings







.....magical by night **

Just where you want to be

Excellent Location – Set in the most advantageous location amid the the newest extension of North India's business centre, Bhiwadi. Oyster Park 1 is located in sector- 61 of New Bhiwadi, on Mega-Highway (Alwar Bye Pass) sharp opposite Honda SIEL Plant.

Just 35 minutes away from Gurgaon.

45 minutes from Indira Gandhi International Airport.

A few minutes drive from NH-8.

What's more, the proposed Delhi-Mumbai Industrial Corridor (DMIC) along with Dedicated Freight Corridor (DFC) is a mega- infrastructure project covering an overall length of 1483 Kms between the political capital and the business capital of India. Cargo Air Port and Metro hub are being planned in the vicinity, making Oyster Park a truly well connected place to call home in New Bhiwadi's most prime location.











world class amenities to add zing to life







The clubhouse offers a delightful ambience for you to engage with your neighbors and dear ones, thanks to the facilities and impeccable services. The modern state-of-the-art clubhouse fulfilling your creational needs, it offers you a range of stellar facilities.

From an inviting swimming pool to a well equipped gym and a multi facility sports centre for a range of sporting activities, you have the luxury to decide a new way to spend time in the company of your friends and family.

At the heart of your privacy is the pleasure of knowing that there is a place to visit where you can enjoy the company of like mined peers, friend and family as it is conveniently located at your door step.







experience the best!



FLOOR PLANS ***





1BHK Size 550 sq. ft.



स एक्क्स्ट्राजकः सम्बद्धाः

2BHK Size 984 sq. ft.



FLOOR PLANS



2BHK+STUDY Size 1075 sq. ft.





SPECIFICATIONS ***

Specification Specification Item Area Area Item Anodized Aluminum/ Vitrified Tiles **PVC Sliding Windows** Floor Bedroom Pop Finished **Glass Sliding Shutter** Living Wall & Ceiling Finish Windows Good quality oil bound distemper Wall & Ceiling Paint Dinning Provision of A Steel on all walls Guard Rail Inside The Room Ceramic Anti Skid Tiles **Branded Cooper Wires** Floor Tiles upto 7 ft. height **Branded Modular Switches** Wall & Ceiling Finish Lintel Level and Pop Above Provision for Provision for Wall & Ceiling Paint Toilets Electricals Plastic Paint Air Condition DTH/Cabel TV in all rooms Branded CP Fittings & Single Lever Fitting Molded plastic with Sanitary Fittings Wall Hung W.C. protective 'MCB's 30 mm Internal Wooden Doors 35 mm Wooden Designer Floor Balcony Ceramic Anti Skid Tiles Doors Door at Entrance Railing Provision of Wire Mesh Door in all External Door Frame Ceramic Tiles Pop Finished Floor Plastic Paint Wall & Ceiling Finish Modular Kitchen Granite/natural Stone 2' Wide Granite Wall & Ceiling Paint Would be in Kitchen Counter Top Staircases Counter Three Bed Room Ms Railing 2'Dado Tiles Sink Flats only Above Counter **Branded CP Fittings**

Structure: Earthquake resistant R.C.C and non load bearing brick walls.

Stainless Steel

Mixture



why to invest in Bhiwadi

Bhiwadi, the gateway of Rajasthan, is a fastest growing industrial and commercial Hub of North India. It is the third largest industrial hub in India and hence there has been a tremendous boom in the real estate. Bhiwadi is being featured as one of the hottest destination to invest in India. It received a huge investment during last year and the picture of this year is even better. Major portion of the investment has gone into Housing and Infrastructure projects.

Bhiwadi enjoy the benefit of the sound connectivity as it is linked to NH-8. It is the first township you touch once you enter Rajasthan while travelling on NH-8 from Delhi. RIICO promoting this area (spread over 5300 acres) as an industrial hub, and a large number of multinational and domestic companies setting up industrial units here, there has been concomitant spurt in residential real estate activity.

Investors may find Bhiwadi attractive because of current affordable prices. The middle income group buyer is investing here, being a part of the NCR helps too, as people have multiple job options. Residential real estate is developing rapidly in the industrial township of Bhiwadi, offering opportunities to both the end users and investors.

Bhiwadi is surrounded by well developed industrial hubs like Manesar, Bawal, Khushkera, Chopanki, Neemrana, Rewari etc., Little wonder, the prominent corporate like HONDA SIEL CAR, HONDA SCOOTERS, SHREE CEMENT, LAFARGE, SAINT GOBAIN, JAQUAR, KAJARIA, NAHAR SPRINGS, GILLETTE INDIA, BLUE STAR, MOTHERSON GROUP, PARRYWARE, HINDWARE etc. and countless other blue chip companies are already present in and around Bhiwadi. Apparel Processing Export Zone, IT SEZ have been approved to emerge in the area in the near future. Besides industries setting their footholds in Bhiwadi, other facilities like banks, schools, shopping malls etc. are also available in plenty.

The most significant development in Bhiwadi is the Delhi-Mumbai Industrial Cooridor (DMIC) incorporating nine Mega Industrial Zones of about 200-250 sq. km. with Japanese Collaboration which shall have high speed freight line, three Dry Ports, Cargo Air Port and six lane intersection-free expressways will be a catalyst for massive industrialization of Bhiwadi.

The Greater Bhiwadi Master Plan 2031 also envisages development of Bhiwadi with the Administration geared up bring the required development in the area. With the New Master Plan according operational, Bhiwadi will present a new picture of itself.







2 BHK BLOCK

2 BHK + S BLOCK

3 BHK BLOCK



