
*ultra luxury
living spaces*



QR Code for web link

experience
lifetime of
luxury and
comfort



- Designed & conceived by world renowned architect - Hafeez Contractor
- Three side open plot surrounded by low rise constructions
- Located in Central Indirapuram, with great connectivity from Delhi, Noida & Ghaziabad
- Centrally located with Entertainments, Shopping Malls, Educational Institutes, IT Hub, Hospitals & Parks with in Vicinity
- Within Walking distance from 14 Lane Express National Highway 24
- Overlooking Shipra Mall-Indirapuram's most buzzing shopping destination
- The tallest residential marvel in Indirapuram offering 360 degree viewing angle
- Earthquake Resistant Structure - (Jointless Structure with Shear walls & RCC infill walls)
- Vastu Compliant Site
- Spacious & attractive layouts
- Eco-Friendly infrastructural systems with rain water harvesting
- Round the clock security
- High Speed Lifts from OTIS in each tower
- Dedicated Service lift in each tower
- One of the Biggest Club House at Podium Level
- Green Spaces with Kids' Play Area

Experience the city with Bird's Eye View

An actual view from the apartment of Saya Gold Avenue (the tallest towers of Indirapuram)

Noida Electronic City
Metro Station

14 Lane NH-9
Formerly known as NH-24



DRAWING / DINING

INTERNAL WALL	Blockwork/ Brickwork/RCC, plastered, Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent), one wall with texture paint
CEILING	Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	800*800 mm vitrified tiles (± 5%variation in tile size)
MAIN DOOR	Door Masonary Opening :1050mm (w) x 2400 mm (h) Doorframe – Meranti Wood Doorframe size : 115mm x 60 mm section Doorframe ht. :2400 mm. Flush Door size – 950 mm x 2350 mm and 35 mm thick both side laminated Accessories– 10” Mortice Lock and 8” tower bolt
EXTERNAL BALCONY DOOR	UPVC door frame size : 55mm x 55mm Door ht. :2400 mm. UPVC Two track Sliding Doors with 5 mm thick plain glass , both side sliding .
EXTERNAL FINISH	weathercoat paint (Make : ICI dulux / Asian / Berger or Equivalent)

KITCHEN

SINK	SIZE OF SINK : 685.5MM X 508.00 MM (Diamond & Platinum) SIZE OF SINK : 609.60 MM X 457.20 MM (Silver & Gold) Make : Lotus / Jayna/ Jindal or equivalent Single Bowl Stainless steel Sink
R.O.	RO water purifier. (Whirlpool, Livpure, ZeroB or Equivalent) 7.5 to 8 Lt.
INTERNAL WALL	Blockwork/ Brickwork/RCC, plastered, Acrylic emulsion plastic paint,Ceramic tiles up to 2ft. high above working platform
CEILING	Acrylic emulsion plastic paint
FLOOR	800*800 mm vitrified tiles (± 5%variation in tile size)
EXTERNAL UTILITY BALCONY DOOR	UPVC door frame size : 55mm x 55mm. UPVC Casement Door : (800mm x 2400mm)(including 300mm high provision for ventilator)
EXTERNAL FINISH	weathercoat paint (Make : ICI dulux / Asian / Berger or Equivalent)
MODULAR CABINET	Plyboard/mdf with laminate fitted with standard fittings.” hettich hinges” or equivalent (As displayed)

MASTER BED ROOM

INTERNAL WALL	Blockwork/ Brickwork/RCC, plastered, Acrylic emulsion plastic paint.(Make : ICI dulux / Asian / Berger or Equivalent) (one wall with texture paint in Diamond and Platinum only)
CEILING	Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	600*600 mm vitrified /Porcelain tiles (± 5%variation in tile size)
DOOR	Door Masonary Opening :900mm (w) x 2400 mm (h) Doorframe – Meranti Wood Doorframe size : 90 mm x 60 mm section Doorframe ht. :2400 mm. Flush Door size – 800 mm x 2350 mm and 32 mm thick both side laminated Accessories– 8” Mortice Lock
EXTERNAL BALCONY DOOR	UPVC door frame size : 55mm x 55mm UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.

BED ROOM

INTERNAL WALL	Blockwork/ Brickwork/RCC, plastered,Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent)
CEILING	Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	600*600 mm vitrified /Porcelain tiles (± 5%variation in tile size)
DOOR	Door Masonary Opening :900mm (w) x 2400 mm (h) Doorframe – Meranti Wood Doorframe size : 90 mm x 60 mm section Doorframe ht. :2400 mm. Flush Door size – 800 mm x 2350 mm and 32 mm thick both side laminated Accessories –8” Mortice Lock
EXTERNAL BALCONY DOOR	UPVC door frame size : 55mm x 55 mm UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.

specifications

WASH ROOM

INTERNAL WALL	Wall tiles (300*450) (± 5% variation in tile size) upto 2400 mm.
CEILING	Gypsum Grid False ceiling at 2400 mm. ht.
FLOOR	Antiskid Ceramic Tiles (300*300) (± 5% variation in tile size)
DOOR	Door Masonary Opening :750mm (w) x 2400 mm (h) Doorframe – Meranti Wood Doorframe size : 90 mm x 60 mm section Doorframe ht. :2400 mm. Flush Door size – 650 mm x 2350 mm and 32 mm thick laminated one side and internal side finish with enamel paint Accessories – Tower bolt 6” handle with latch
VENTILATOR	Masonry opening :– 400x750 Ventilator : UPVC 300 mm fix with 5 mm thick plain glass & 300 mm for provision of exhaust .
FITTINGS	CP Fittings :Jaquar or Equivalent China ware :Varmora or Equivalent wall mixture : All wash room wash basin : Granite counter in one wash room & all other pedestal type. EWC (European water closet) : all wash room Floor Jali :Stainless steel

WOOD WORK

Ply board / Mdf 18 mm sunmica cupboards in bedroom.
Accessories :Hinges hettich or equivalent
305 mm high Handle ,Telescope channel 457.20 mm

BALCONY

WALL	RCC Wall & Ms Railing 1200 mm. high, with enamel paint
CEILING	Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	300*300 mm ceramic tiles (± 5% variation in tile size)
EXTERNAL BALCONY DOOR	UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.
EXPOSED PLUMBING PIPES EXTERNAL FINISH FLOOR JALI	weathercoat paint weathercoat paint Pvc /C.I.jali

OTHERS

ELECTRICAL FITTINGS	Modular Switches and socket : Philips or Equivalent MCB : Standard manufactured by havells , Mistubishi or Equivalent.
ELECTRICAL WIRE	copper wire Make : Skytone , Polycab or equivalent.
VIDEO DOOR PHONE	Make : crystal , zycon or equivalent.
FIRE FIGHTING	Sprinkler , smoke/ heat detector in each flat. Make: Newage , Hd, Tycon or Equivalent. Exposed fire pipes with enamel paint.

HEIGHT

Finished Floor Level TO Finished Floor Level 10’ – 2” (3100 mm.)



LEGENDS :

- 01. Entrance / Exit Gate
- 02. Entrance Water Feature
- 03. Tower Drop-off
- 04. Open Car Parking
- 05. Wide Driveway
- 06. Skating Rink
- 07. Kids' Play Area
- 08. Pathway
- 09. Jogging Track
- 10. Planting Bed
- 11. Gazebos
- 12. Yoga/Meditation Lawn
- 13. Water Feature with Sheet Fall
- 14. Palm Garden
- 15. Club Entrance
- 16. Water Feature with Sculpture
- 17. Main Swimming Pool
- 18. Kids' Pool
- 19. Pool Deck
- 20. Changing Room
- 21. Badminton Court
- 22. Half Basketball Court
- 23. Cricket Net Practice

- Gold
- Silver
- Platinum
- Diamond



Tower Description

TOWER SG-1 & 8
3 Basement+Stilt+
Podium+34 Floor

TOWER SG-2 & 7
3 Basement+Stilt+
Podium+36 Floor

TOWER SG-3 & 6
3 Basement+Stilt+
Podium+37 Floor

TOWER SG-4 & 5
3 Basement+Stilt+
Club on Podium+39 Floor



1 sq. meter = 10.764 sq. feet. All images, floor plans, layout, designs, dimensions and specifications are indicative and subject to change to suit the specific requirements as may be decided by the company, architect or by any competent authority. These are purely conceptual and constitute no legal offerings.



SILVER - III
2BHK + 2 Toilets

	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	57.79	622
Ex. Wall Area	05.64	61
Balcony & Utility Balcony Area	16.26	175
Proportionate Common Area	20.64	222
Total Area#	100.33	1080

Applicable for
SG-1

Unit No. 1,2,5 & 6 (3rd Floor to 34th Floor)

SG-8

Unit No.-1,2,5 & 6 (3rd Floor to 34th Floor)



GOLD II
3BHK + 2 TOILET

	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	79.27	853
Ex. Wall Area	07.13	77
Balcony & Utility Balcony Area	22.28	240
Proportionate Common Area	28.82	310
Total Area#	137.50	1480

Applicable for
SG-2

Unit No. 1,2,3,4,6 & 7
(3rd Floor to 36th Floor)



NOTE :-

- Area may vary upto +/-3%.
- 1 Sqm. = 10.764 Sq.ft
- All furniture are only indicative and not part of offerings.
- Area is tentative and subjected to change due to modifications required by statutory authorities from time to time till completion certificate is obtained. Architect reserve the right to add/ delete any details, specifications/elevation mentioned.
- # Total area = RERA Carpet area plus balcony area plus common area plus external wall area



PLATINUM II
3BHK + 3 TOILET + POOJA

	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	93.67	1008
Ex. Wall Area	08.73	94
Balcony & Utility Balcony Area	26.66	287
Proportionate Common Area	33.99	366
Total Area#	163.05	1755

Applicable for
SG-3 & SG-6
Unit No. 3 & 4
(3rd Floor to 36th Floor)



PLATINUM III
3BHK + 3 TOILET

	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	88.06	948
Ex. Wall Area	07.23	78
Balcony & Utility Balcony Area	36.19	389
Proportionate Common Area	32.96	355
Total Area#	164.44	1770

Applicable for
SG-1 - Unit No. 3 & 4 (3rd Floor to 34th Floor)
SG-8 - Unit No. 3 & 4 (3rd Floor to 34th Floor)



NOTE :-

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- 1 Sqm. = 10.764 Sq.ft
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Total area = RERA Carpet area plus balcony area plus common area plus external wall area



**DIAMOND
4BHK + 4 TOILET**

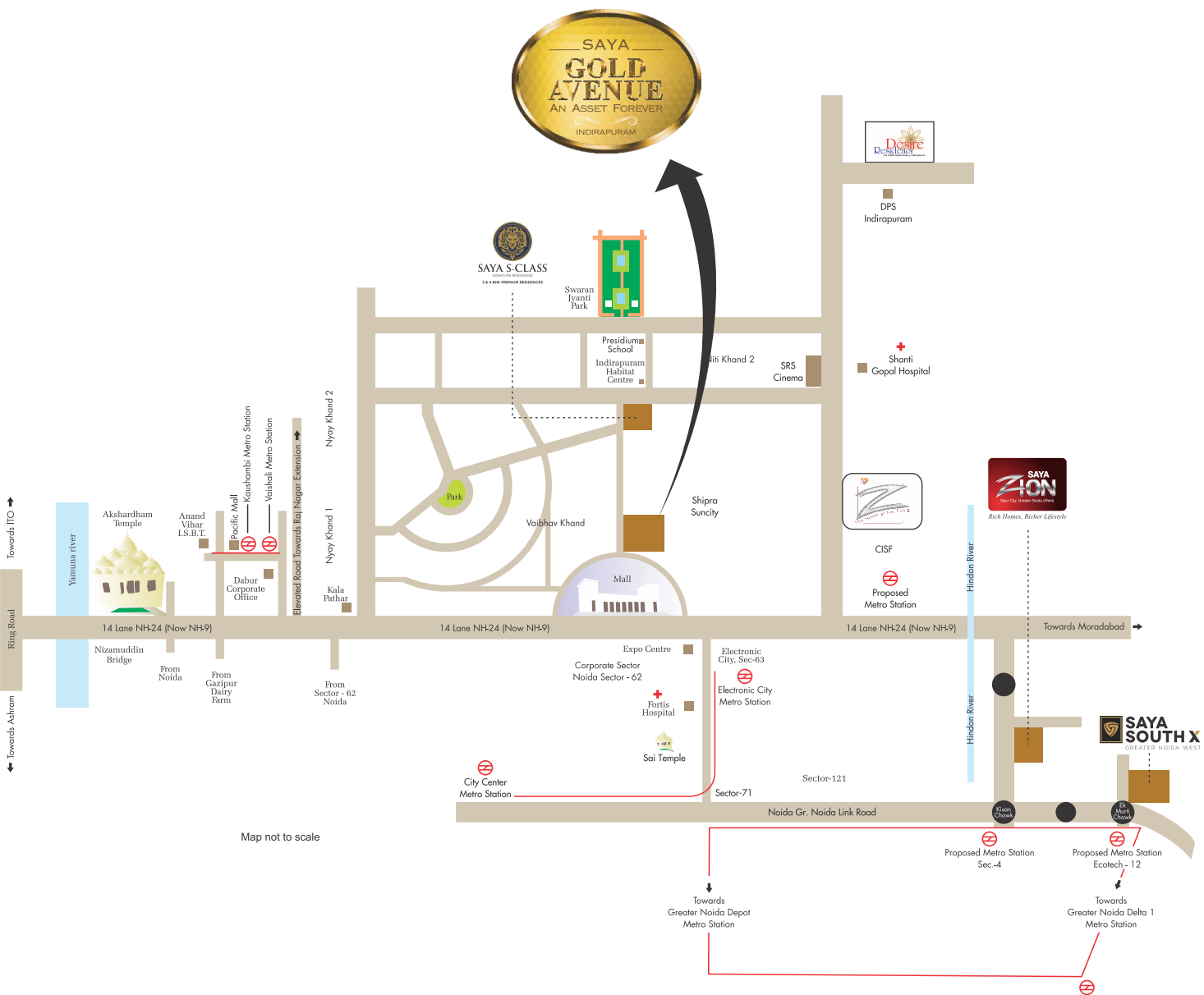
	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	142.55	1534
Ex. Wall Area	09.78	105
Balcony & Utility Balcony Area	30.48	328
Proportionate Common Area	37.37	403
Total Area#	220.18	2370

Applicable for
SG-4
Unit No. 1 & 4 (3rd Floor to 38th Floor)
Unit No. 2 & 3 (3rd Floor to 38th Floor)
SG-5
Unit No. 2 & 3 (3rd Floor to 38th Floor)
Unit No. 1 & 4 (3rd Floor to 38th Floor)



ACTUAL PHOTOGRAPH





Map not to scale



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RERA Registration No.: Phase-1: UPRERAPRJ6548 | Phase-2: UPRERAPRJ6678 | RERA web link: www.up-rera.in



The Project is financed by 'Yes Bank Ltd.' Yes Bank Limited shall issue NOC for sale of each of the Unit in the Project.

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