

# STELLAR ONE

GH-09, Sector - I, Greater Noida West

Phase-I

2/3 BHK Apartments

YOUR BRIDGE TO NOIDA



**PAY 10% NOW**

**80% ON FILING APPLICATION FOR CC**

**10% ON OFFER OF POSSESSION**



\*T&C apply

**Location:** Plot No.- GH-09, Sector-1, Greater Noida West

### *Features in Phase I*

1. CCTV Security in identified common areas i.e Ground Floor Entrance Lobby of Towers, Periphery of the Complex
2. Podium Level Landscaping as per Architect's Design
3. One Reserved Car Parking for every Flat
4. Centralized Water Supply & Fire Fighting System and Sewage Treatment Plant
5. DG Backup power for Emergency Services and for Apartments as per Consultant Design/Agreement

### *Amenities in Phase I*

1. Community Hall
2. Swimming Pool
3. Pedestrian Walkways
4. Gymnasium as a part of the Community Centre cum Convenience Shopping

### *Disclaimer*

1. The Swimming Pool proposed on the podium is being given in Phase I, however same shall be for the use of occupants of other phases as well, and shall be deemed to be part of common facilities for all phases in future.
2. CSC building (Convenience Shopping & Community building) comprises of shops and space for community functions. The community hall shall be provided along with facilities such as gym, card & recreational room etc. This is also being developed in a phased manner and may be expanded in future phases. The entire CSC building will be used as common facility for all phases.
3. All Services and facilities will be connected to and shared by future phases.

## Site Plan



### Apartment Units:

FLAT TYPE	CARPET AREA Sq.Mt. (Sq.Ft.)	BALCONY AREA Sq.Mt. (Sq.Ft.)
2 BHK 895 (2 TOILETS + 2 BALCONIES)	<b>52.48 (564.89)</b>	<b>4.74 (51.02)</b>
2 BHK 982 (2 TOILETS + STORE + 3 BALCONIES)	<b>55.44 (596.76)</b>	<b>7.10 (76.42)</b>
2 BHK 1132 (2 TOILETS+ STORE + STUDY + 4 BALCONIES)	<b>63.15 (679.75)</b>	<b>9.79 (105.38)</b>
3 BHK 1412 (3 TOILETS + STORE + 3 BALCONIES)	<b>83.64 (900.30)</b>	<b>9.72 (104.63)</b>

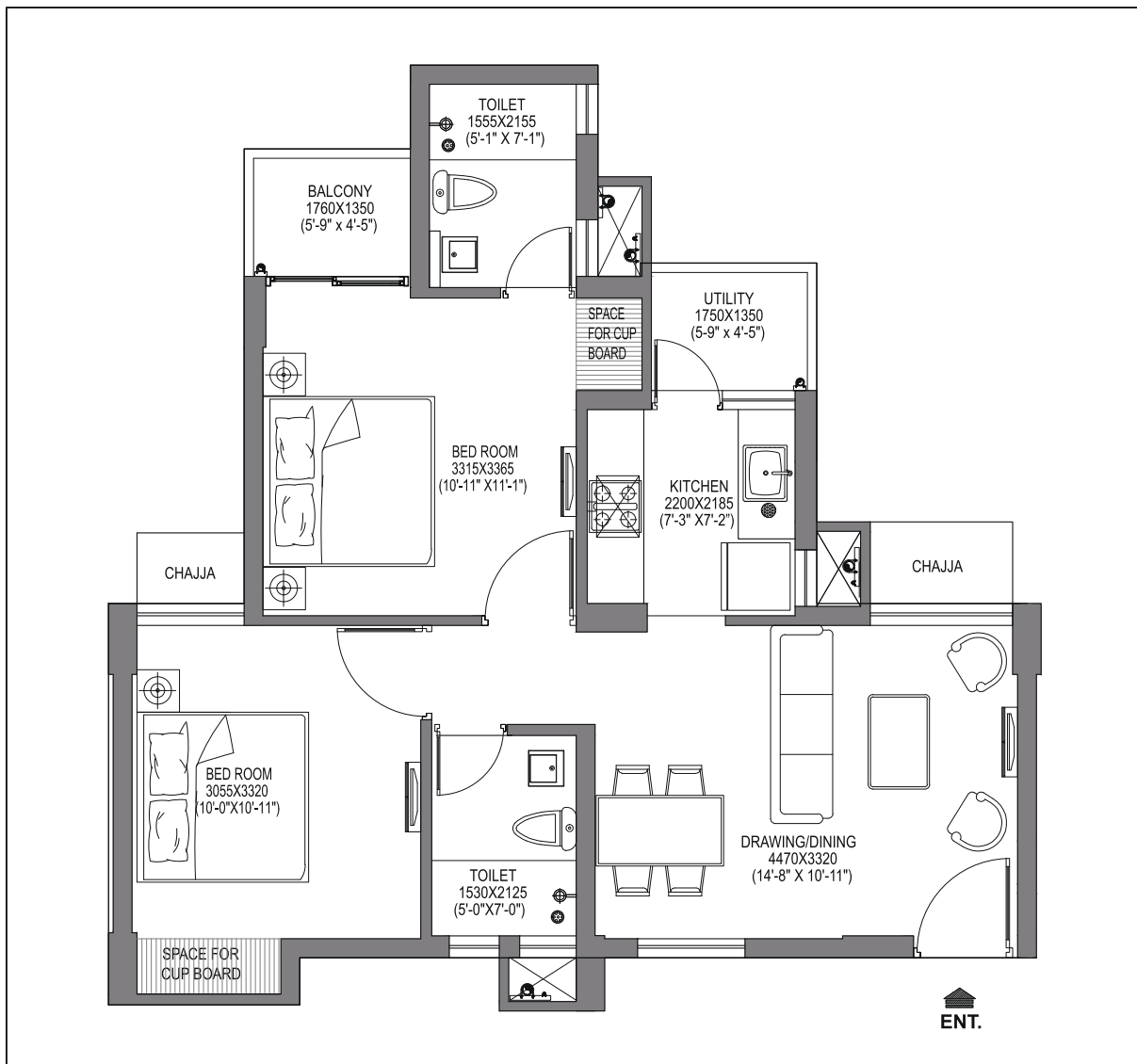
Note: Lease Deed dated 14/08/2014 duly registered with the sub-registrar of Gautam Budh Nagar at Sl.26868 Book No.1 Volume 16654 from pages 163 to 194. Sanction Letter No. BP-3475/GH/FB-2388 dated 24.04.2015 by GNIDA. All plans, information, specifications etc. are tentative and subject to variation by company or the competent authorities sanctioning such plans. Images are for representative purpose only. This is not a legal offer or invitation for offer. The land is presently mortgaged to DMI Finance Pvt. Ltd. 1sq. mtr = 10.764 sq.ft.

# UNIT PLAN

## 2BHK 895

2 Toilets + 2 Balconies

Carpet Area: 52.48 SQM. | Balcony Area: 4.74 SQM.



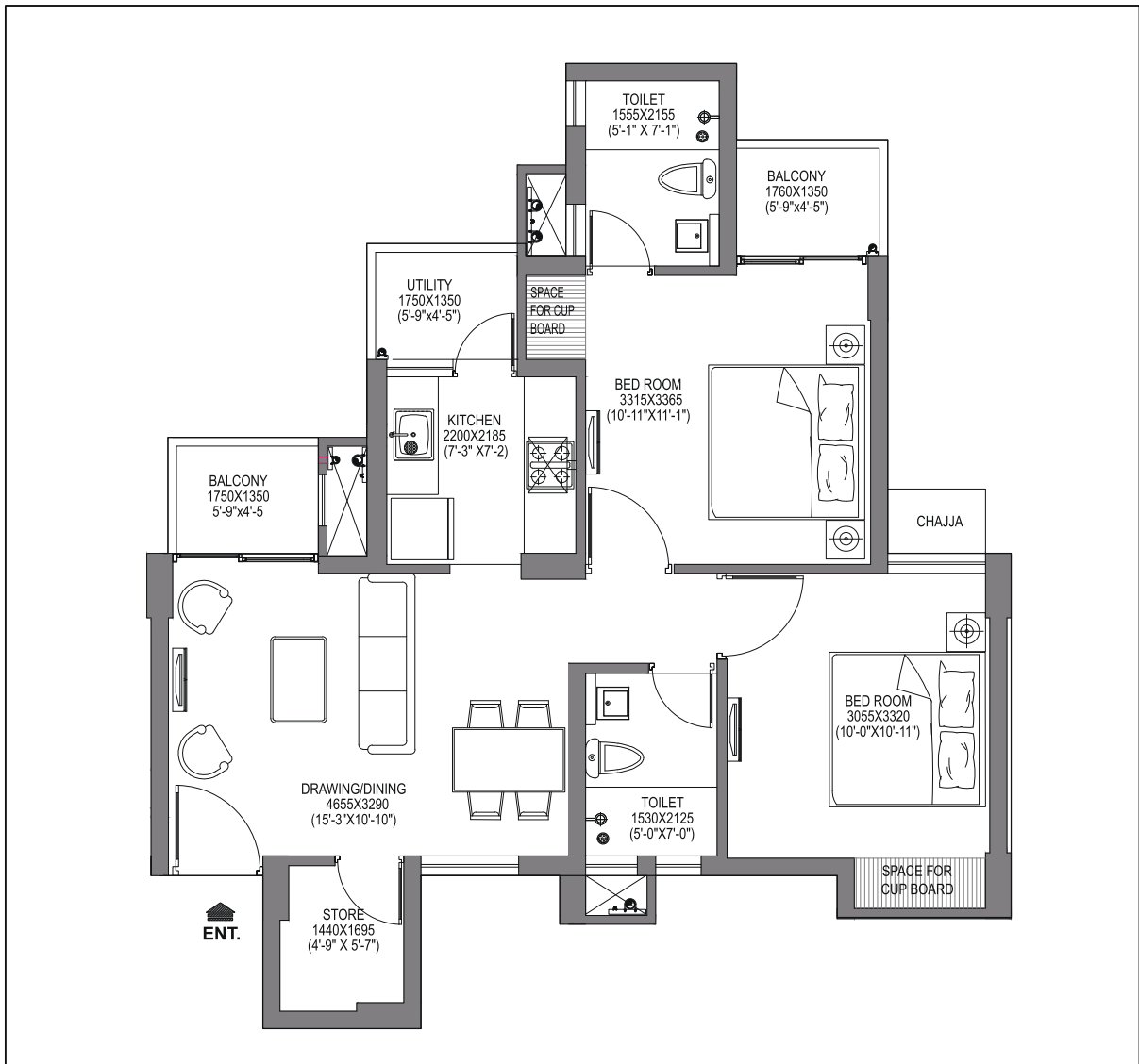
Disclaimer: Furniture & Fixtures indicated are for understanding of circulation within the unit & not part of standard offering. All electrical points shall be based on this furniture layout. The feet-inches dimensions are in approximation. Balcony area shown is aggregate of all balconies area. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans. The sizes (measurements) indicated in the Unit Plans are calculated from wall face to wall face excluding plaster margins. The Unit Plans indicated are standard units. The corner units may be in variation from these. The carpet area indicated is inclusive of cupboard areas. The balcony size is from outer edge of balcony to outer face of wall enclosed both ways. 1sq. mtr = 10.764 sq.ft.

# UNIT PLAN

## 2BHK 982

2 Toilets + Store + 3 Balconies

Carpet Area: 55.44 SQM. | Balcony Area: 7.10 SQM.



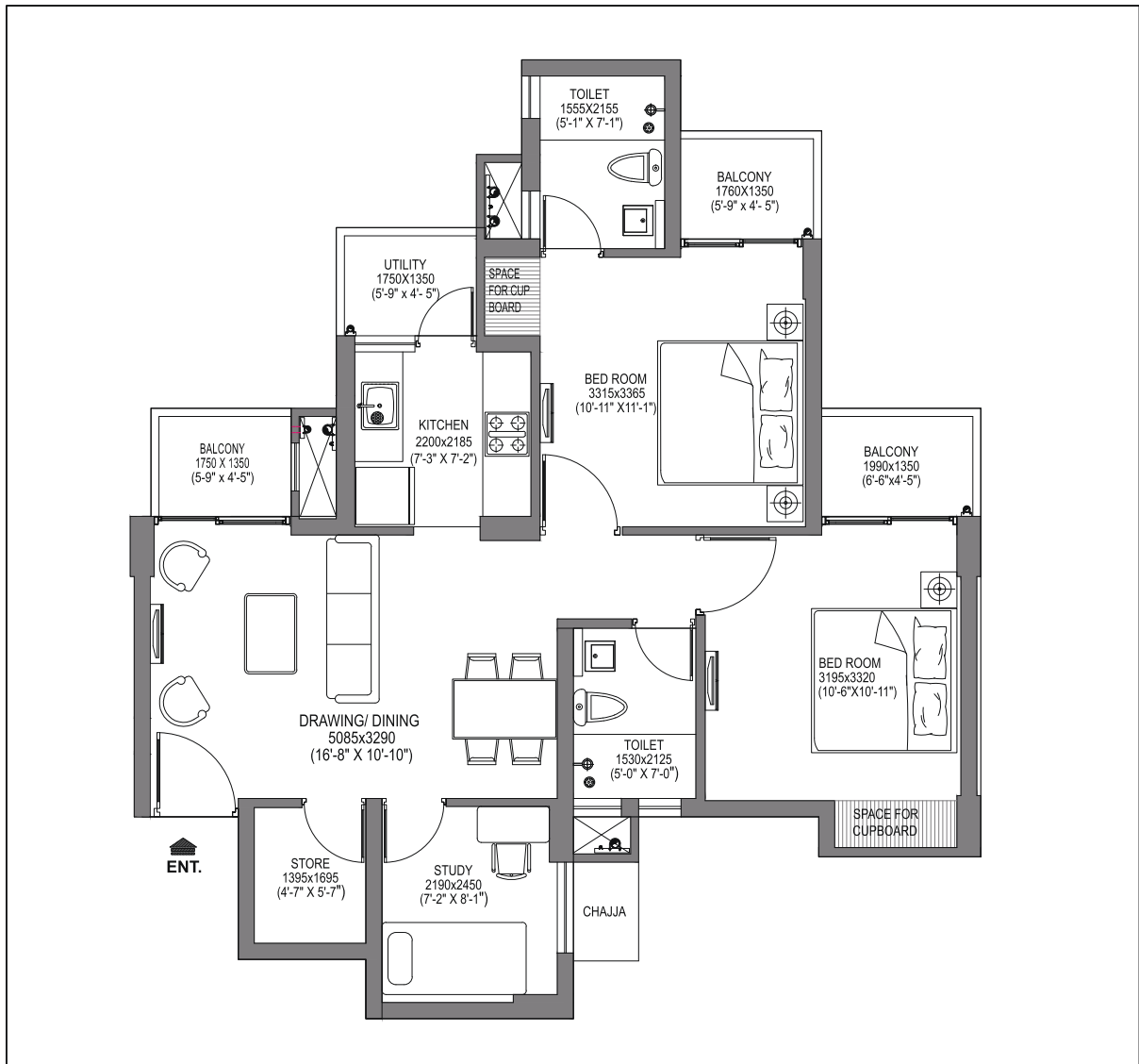
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# UNIT PLAN

## 2BHK 1132

2 Toilets + Store + Study + 4 Balconies

Carpet Area: 63.15 SQM. | Balcony Area: 9.79 SQM.



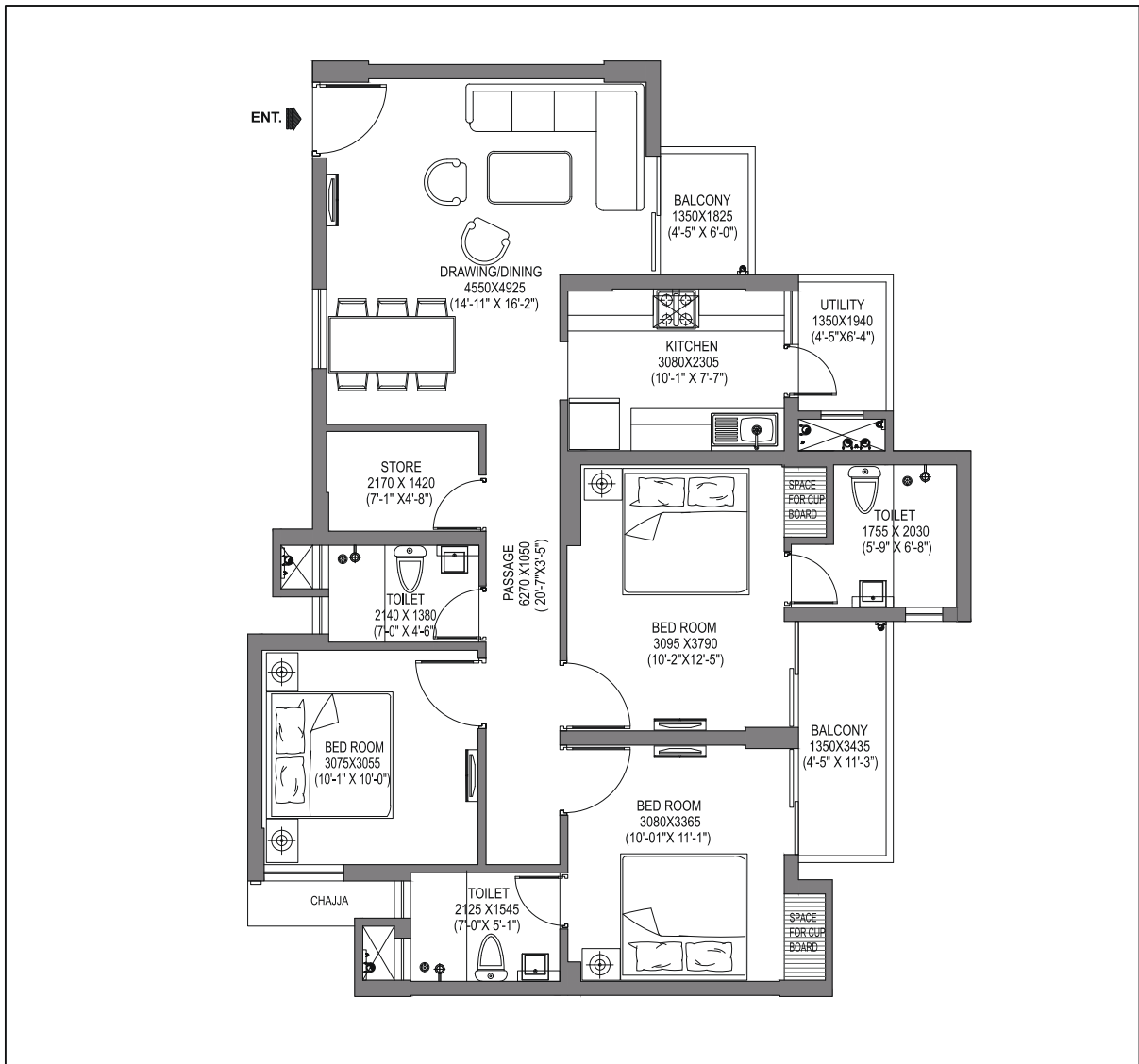
Disclaimer: Furniture & Fixtures indicated are for understanding of circulation within the unit & not part of standard offering. All electrical points shall be based on this furniture layout. The feet-inches dimensions are in approximation. Balcony area shown is aggregate of all balconies area. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans. The sizes (measurements) indicated in the Unit Plans are calculated from wall face to wall face excluding plaster margins. The Unit Plans indicated are standard units. The corner units may be in variation from these. The carpet area indicated is inclusive of cupboard areas. The balcony size is from outer edge of balcony to outer face of wall enclosed both ways. 1sq. mtr = 10.764 sq.ft.

# UNIT PLAN

## 3BHK 1412

3 Toilets + Store + 3 Balconies

Carpet Area: 83.64 SQM. | Balcony Area: 9.72 SQM.

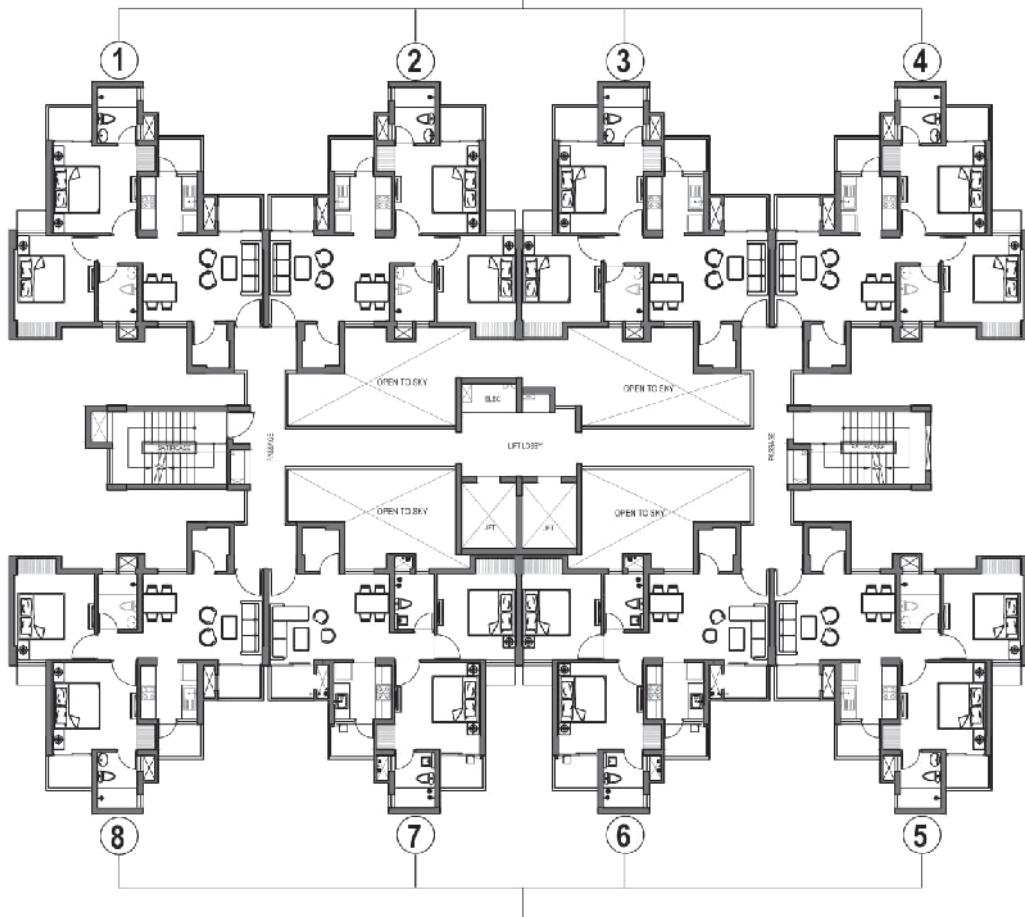


Disclaimer: Furniture & Fixtures indicated are for understanding of circulation within the unit & not part of standard offering. All electrical points shall be based on this furniture layout. The feet-inches dimensions are in approximation. Balcony area shown is aggregate of all balconies area. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans. The sizes (measurements) indicated in the Unit Plans are calculated from wall face to wall face excluding plaster margins. The Unit Plans indicated are standard units. The corner units may be in variation from these. The carpet area indicated is inclusive of cupboard areas. The balcony size is from outer edge of balcony to outer face of wall enclosed both ways. 1sq. mtr = 10.764 sq.ft.



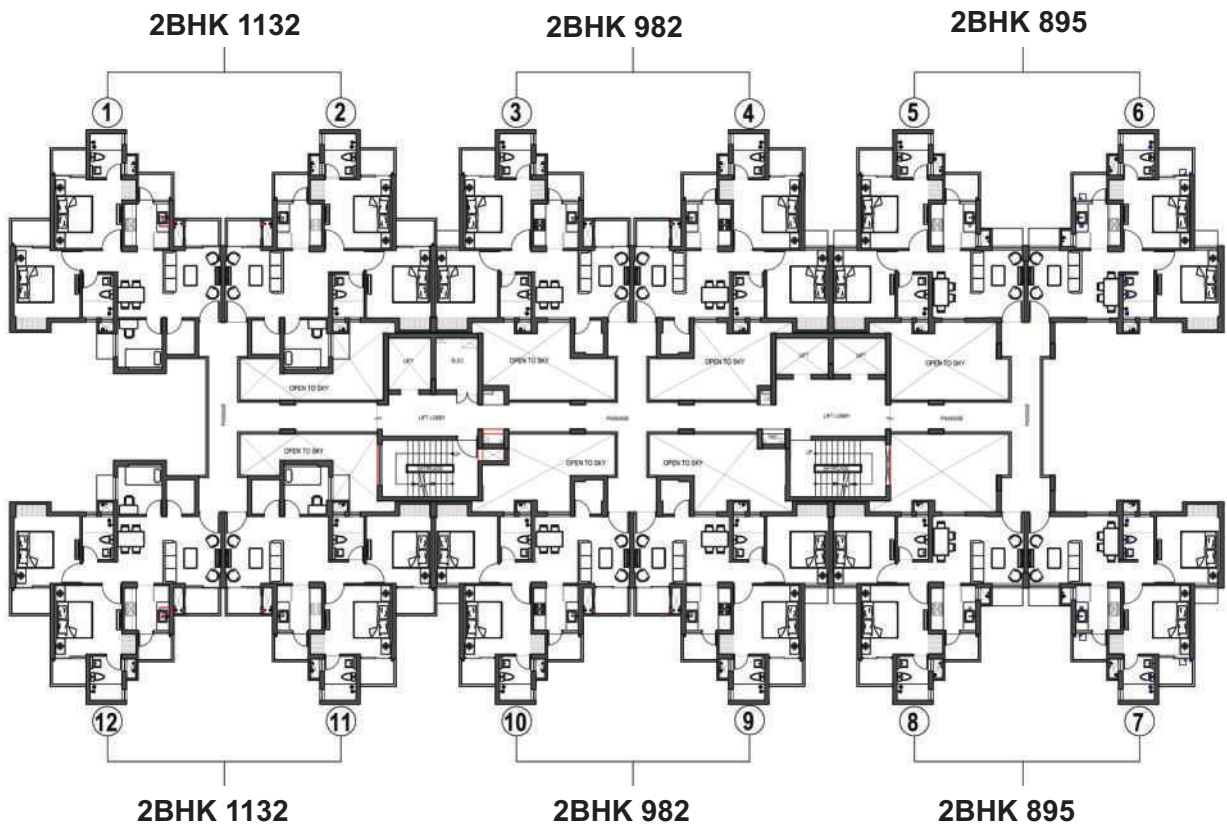
## Cluster Plan

2BHK 982



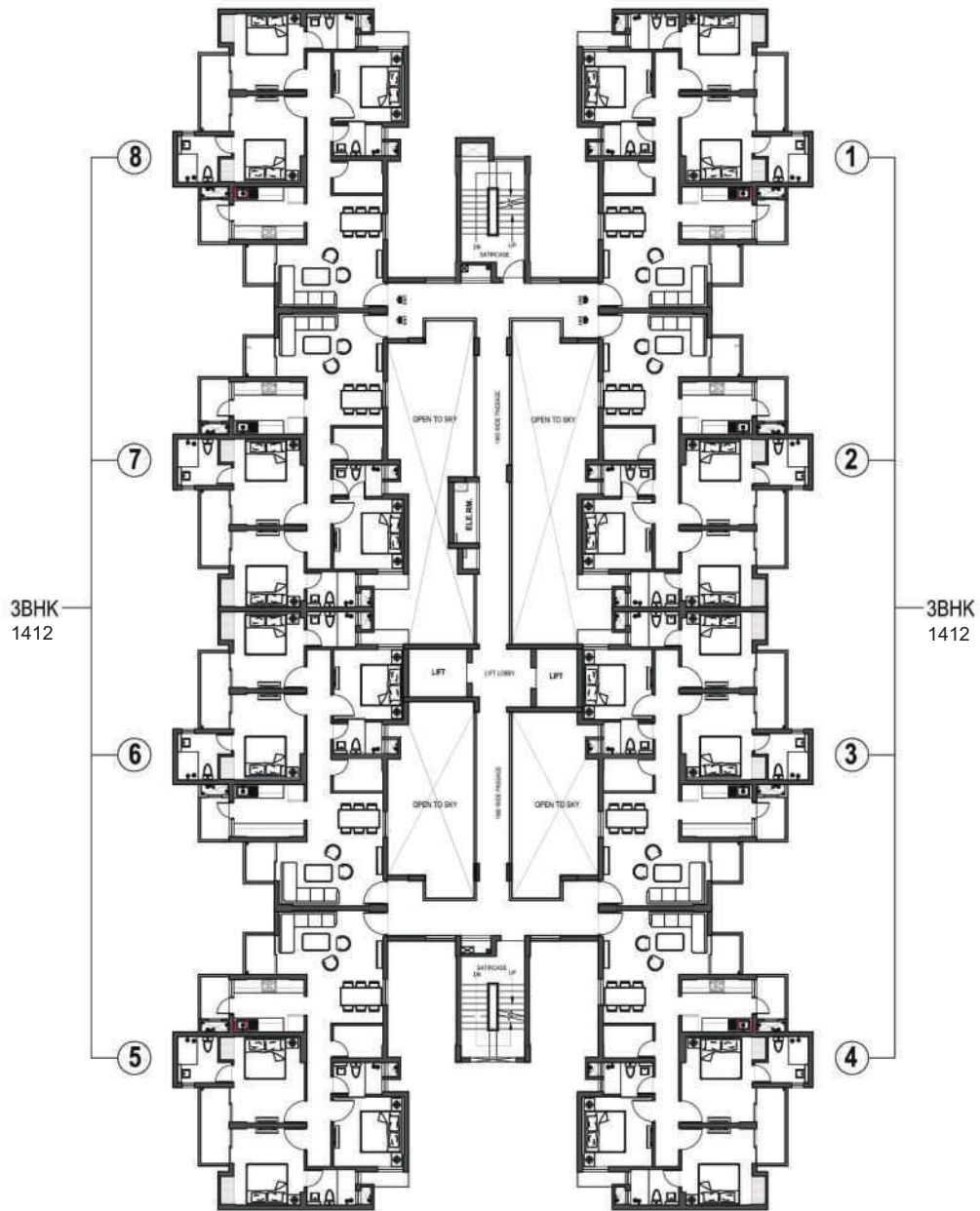
**TYPICAL CLUSTER PLAN  
FOR BLOCK - H  
(STILT + 14)**

## Cluster Plan



**TYPICAL CLUSTER PLAN  
FOR BLOCK - J&K  
(STILT + 14)**

## Cluster Plan



**3 BHK 1412  
TYPICAL CLUSTER PLAN  
FOR BLOCK - F  
(STILT + 14)**

1 sq.mtr. = 10.764 sq.ft.

## Sample Flat Photos (2BHK) 1132



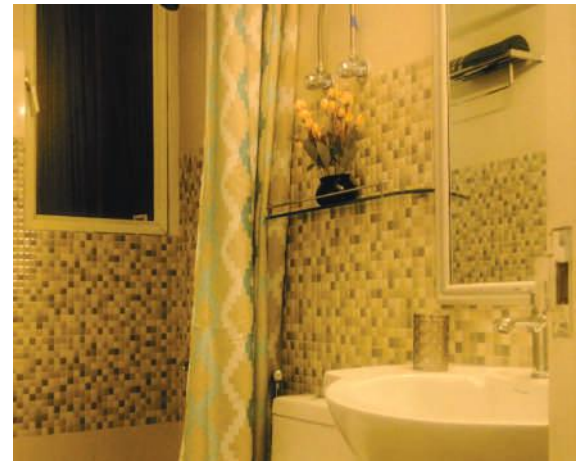
## Sample Flat Photos (3 BHK) 1412



**L- SHAPED DRAWING DINING**



**BEDROOM SIZE : 10'x 2" x 12'x5"**

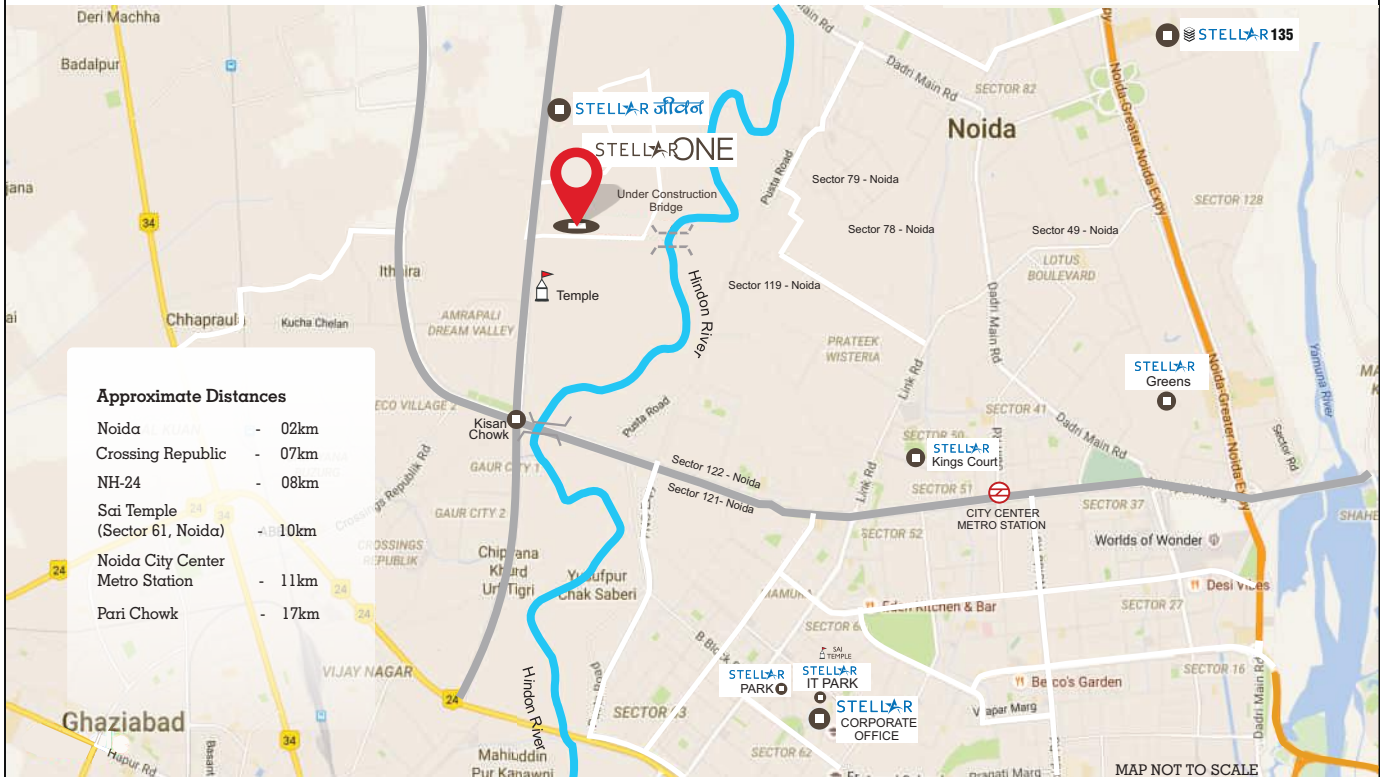


**DOUBLE COUNTER KITCHEN**

## Specifications

LOCATION	FLOORING	WALLS	DOORS	WINDOWS/ EXTERIOR DOORS	ELECTRICAL FITTINGS	FIXTURES & FITTINGS
Living Room	Ceramic/Vitrified Tiles	OBD	Panel Moulded/ Flush Doors	Powder Coated Aluminium - Fixed or Openable	Modular Switches	—
Bedroom	Ceramic/Vitrified Tiles	OBD	Panel Moulded/ Flush Doors	Powder Coated Aluminium - Fixed or Openable	Modular Switches	—
Kitchen	Ceramic Tiles	Combination of Glazed Tiles & OBD	—	Powder Coated Aluminium - Fixed or Openable	Modular Switches	Stainless Steel Sink & C.P. Fittings as per architect detail
Toilet	Ceramic Tiles	Combination of Glazed Tiles & OBD	Panel Moulded/ Flush Doors	Powder Coated Aluminium - Fixed or Openable	Modular Switches	White Chinaware, C.P. Fittings as per architect detail
Balcony	Ceramic Tiles	As per External Finish	—	—	Modular Switches	Wet point in Utility Balcony
External Finish	Combination of Texture Paint / Wash down Grit Finish					
Miscellaneous	<ul style="list-style-type: none"> <li>• Kitchen counter in Granite/ Marble Stone Protection</li> <li>• Railing as per architect design in balcony</li> <li>• Protection railing in common passage as per architect design</li> <li>• Entrance Lobby/ Corridor: Flooring in Stone/Tile; Cladding in Stone/Tile/Texture Paint</li> </ul>					
Exclusions	C.P. Fittings shall not include Towel Rail, Towel Ring, Soap Dish, Toilet Paper Holder, Shower Curtain and Rods					
Disclaimer	The Paint Colour Scheme on Walls, the colour of Floor and Wall Tiles, Chinaware Fixtures and C.P Fittings used in SAMPLE FLAT are such so as to give it an aesthetic appeal. The Paint Colour Scheme on Walls shall be white only. The colour and pattern of Floor & wall Tiles, Chinaware Fixtures and C.P. Fittings in actual flat may vary as shall be available with the manufacturer in his inventory stock at the time of purchase.					

## Location Map



## Bridge to Noida (Completion Soon)



## STELLAR GROUP

Corporate Office: C-56/9, Sector-62, Noida - 201309, UP

Site Office: Plot No. GH-09, Sector-1, Greater Noida West

Call: 9212255755

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