

# 7<sup>th</sup> AVENUE

2/3 BHK APARTMENTS



## Be a part of the much awaited towers of the most admired township of Gr. Noida (W)

Gaur City was envisaged by Mr. Manoj Gaur with a concept of walk to school, walk to work and walk to play where each resident will have an access to all important places at a walking distance within the city itself. Today, that dream has taken shape and 95.91 Hectare (237 acres) Integrated Smart City, **Gaur City** and **Gaur City-2** is the first to get completion certificate and the first to give possession in Greater Noida (West).

With a unique blend of excellent location, budget friendly pricing and amazing infrastructure, Gaur City has a lot to offer. The township is Gold Certified by the **Indian Green Building Council (IGBC)** and its master plan has been designed by the renowned Singapore based consultant.



Not only this, the township takes care of all the daily needs of a resident right from grocery stores to vegetable and daily need stores, from crèche/play schools to a successfully running CBSE affiliated Gaurs International School, restaurants, petrol stations, upcoming Gaur City Mall with a 9-screen multiplex, the impressive Shri Radha Krishna Temple and everything else that a resident would need from a modern dwelling.

In terms of connectivity: Sector 32 Noida City Center Metro station is just 7 kms • 9.5 Kms from Delhi Border • 2.5 kms from NH-24 (14-lane work under progress)

### TOWNSHIP HIGHLIGHTS

#### Dedicated sports complex of approx. 72000 sq mtr. (18 acres)

- Day Night Cricket stadium run by Ex- Cricketer Mr. Madan Lal
- Day Night Football field • 400 mts. Racing track • Skating Rink
- Open Gym • Tennis Courts • Volley Ball • Badminton Court

#### 101171 sq. mtr. (25 Acres) Commercial Hub

- Upcoming Gaur City Mall • Upcoming Gaur City Center
- Upcoming Multi-level Car Parking for approx 5600 cars
- Upcoming Hospital • Operational Petrol Pump



## SPECIFICATIONS

### FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and two Bedrooms
- Ceramic tiles in Bathrooms and Balconies

### WALLS & CEILING FINISH

- Finished walls & ceiling with OBD in pleasing shades

### KITCHEN

- Granite working top with stainless steel sink
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles
- Woodwork below the working top
- Individual RO unit for drinking water

### TOILETS

- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, CP fittings and mirror in all the toilets

### DOORS & WINDOWS

- Outer doors & windows aluminium powder coated / UPVC
- Internal door-frames of Maranti or equivalent wood
- Internal door made of painted flush shutters
- Main entry door frame of Maranti or equivalent wood with skin moulded door shutter
- Good quality hardware fittings

### ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate number of points and light points in ceiling

## HIGHLIGHTS

- Certified earthquake resistant structure as per IS Codes of practice
- Lifts by FUJITECH or equivalent in each block
- 24 hours security with intercom
- Parks, children play area, landscaping within the complex
- Plumbing done with CPVC pipes to avoid corrosion
- Individual RO for drinking water in each apartment

### NOTES

•The colour and design of the tiles and motifs can be changed without any prior notice • Variation in the colour and size of vitrified tiles/granite may occur •Variation in colour in mica may occur • Area in all categories of apartments may vary up to  $\pm 3\%$  without any change in cost. However, in case the variation is beyond  $\pm 3\%$ , pro-rata charges are applicable.



**SOLID WASTE  
MANAGEMENT SYSTEM**



**SAVING ENERGY  
BY USING SOLAR POWER**



**RECYCLING AND TREATING  
WASTEWATER THROUGH STP**



**CONSERVATION OF WATER  
BY RAINWATER HARVESTING**



**2017 BEST APARTMENT OF THE YEAR-TIER 1 CITIES - GAUR CASCADES**

**2016 BEST TOWNSHIP PROJECT - GAUR CITY**

**2015 BEST EXECUTION-TRACK RECORD - GAUR CITY**



**2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - GAUR CASCADES**

**2016-17 BEST TOWNSHIP PROJECT - GAUR CITY**

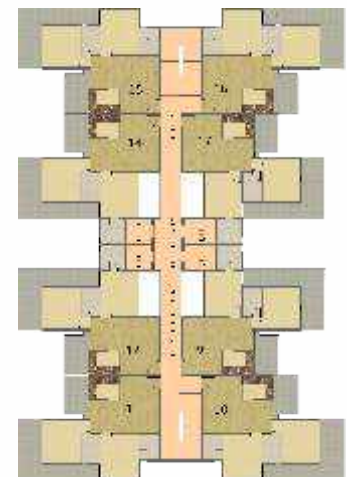




# UNIT TYPE-A



**Tower-H**



**Tower-B**



**Tower-A**

## Tower - A, B & H

Carpet Area - 57.90 SQ. MT. (623.00 SQ. FT.)

External Wall & Column Area - 5.00 SQ. MT. (54.00 SQ. FT.)

Balcony Area - 22.40 SQ. MT. (241.00 SQ. FT.)

Common Area - 22.93 SQ. MT. (247.00 SQ. FT.)

**Total Area - 108.23 SQ. MT.(1165.00 SQ. FT)**

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-A UNIT NO. (1, 4, 5 & 8)**

**TOWER-B UNIT NO. (9, 12, 14 & 17)**

**TOWER-H UNIT NO. (58, 61, 62 & 65)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

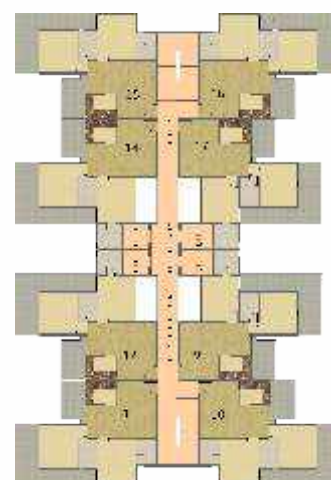
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1 Sqm=10.764 sq.ft,304.8mm=1'-0"

The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur.

Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

## UNIT TYPE-B



### Tower - A, B & H

Carpet Area - 57.90 SQ. MT. (623.00 SQ. FT.)

External Wall & Column Area - 5.00 SQ. MT. (54.00 SQ. FT.)

Balcony Area - 22.40 SQ. MT. (241.00 SQ. FT.)

Common Area - 22.93 SQ. MT. (247.00 SQ. FT.)

**Total Area - 108.23 SQ. MT.(1165.00 SQ. FT)**

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-A UNIT NO. (2, 3, 6 & 7)**

**TOWER-B UNIT NO. (10, 11, 15 & 16)**

**TOWER-H UNIT NO. (59, 60, 63 & 64)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

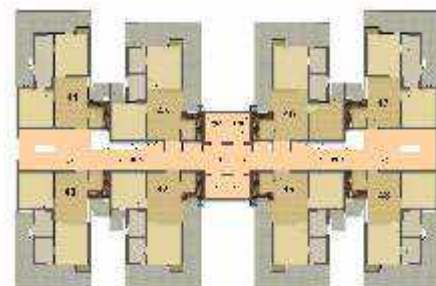
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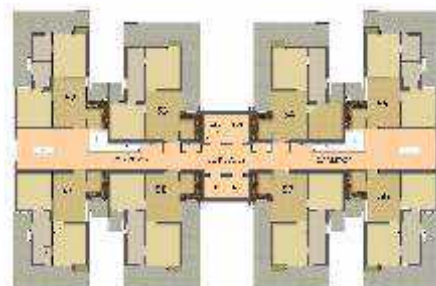
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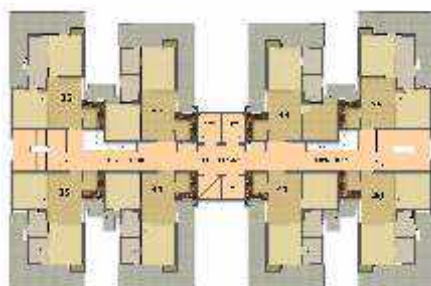
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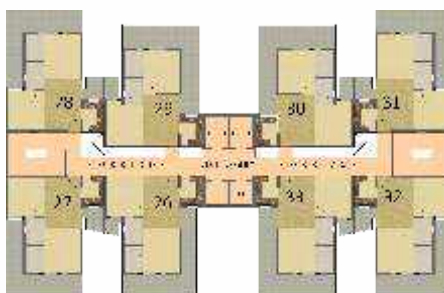
**Tower-F**



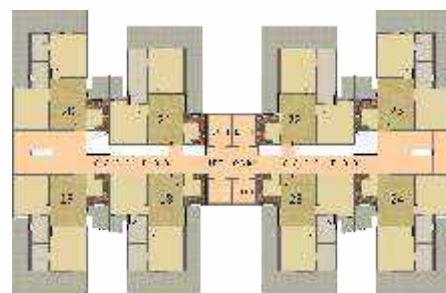
**Tower-G**



**Tower-E**



**Tower-D**



**Tower-C**

## Tower - C, D, E, F & G

Carpet Area - 49.60 SQ. MT. (534.00 SQ. FT.)

External Wall & Column Area - 4.11 SQ. MT. (44.00 SQ. FT.)

Balcony Area - 22.59 SQ. MT. (243.00 SQ. FT.)

Common Area - 23.56 SQ. MT. (245.00 SQ. FT.)

**Total Area - 99.86 SQ. MT. (1075.00 SQ. FT.)**

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-C UNIT NO. (19, 20, 23 & 24)**

**TOWER-D UNIT NO. (27, 28, 31 & 32)**

**TOWER-E UNIT NO. (35, 36, 39 & 40)**

**TOWER-F UNIT NO. (43, 44, 47 & 48)**

**TOWER-G UNIT NO. (51, 52, 55 & 56)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

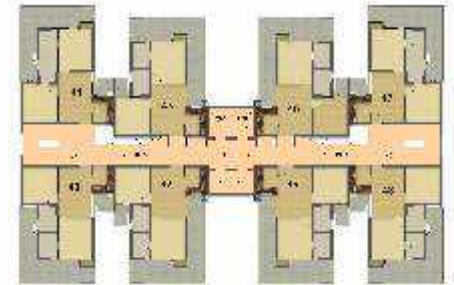
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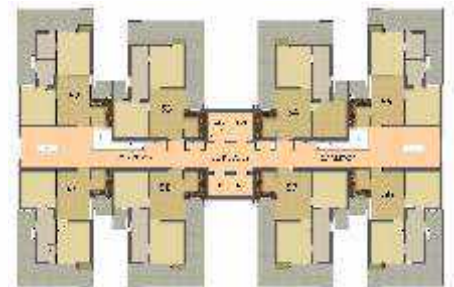
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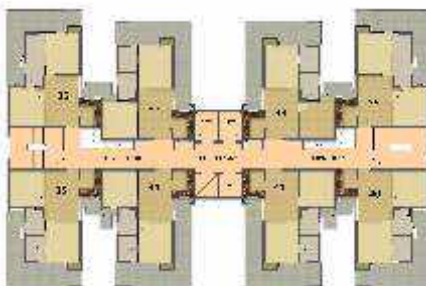
# UNIT TYPE-D



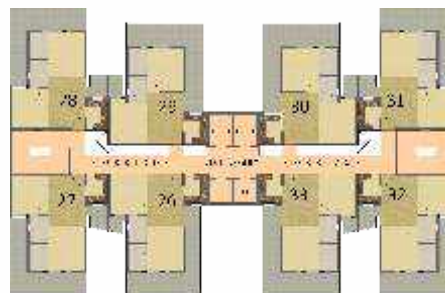
**Tower-F**



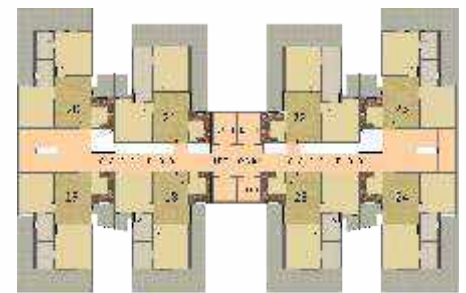
**Tower-G**



**Tower-E**



**Tower-D**



**Tower-C**

## **Tower - C, D, E, F & G**

Carpet Area - 49.60 SQ. MT. (534.00 SQ. FT.)

External Wall & Column Area - 4.11 SQ. MT. (44.00 SQ. FT.)

Balcony Area - 22.59 SQ. MT. (243.00 SQ. FT.)

Common Area - 23.56 SQ. MT. (245.00 SQ. FT.)

**Total Area - 99.86 SQ. MT. (1075.00 SQ. FT.)**

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-C UNIT NO. (18, 21, 22 & 25)**

**TOWER-D UNIT NO. (26, 29, 30 & 33)**

**TOWER-E UNIT NO. (34, 37, 38 & 41)**

**TOWER-F UNIT NO. (42, 45, 46 & 49)**

**TOWER-G UNIT NO. (50, 53, 54 & 57)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

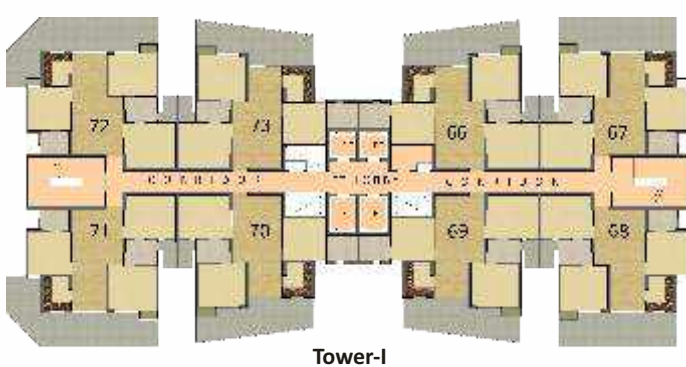
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## UNIT TYPE-E



Tower-I



Tower-J

### Tower - I & J

- Carpet Area - 69.45 SQ. MT. (747.30 SQ. FT.)
- External Wall & Column Area - 6.77 SQ. MT. (72.70 SQ. FT.)
- Balcony Area - 21.78 SQ. MT. (235.00 SQ. FT.)
- Common Area - 27.40 SQ. MT. (295.00 SQ. FT.)
- Total Area - 125.40 SQ. MT. (1350.00 SQ. FT.)**
- 3 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-I UNIT NO.(66, 69, 70 & 73)**  
**TOWER-J UNIT NO. (82, 85, 86 & 89)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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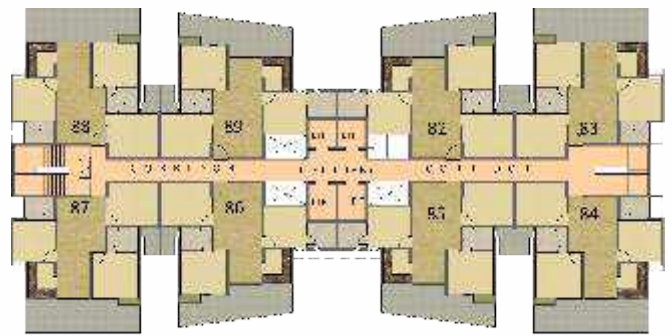
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Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

## UNIT TYPE-F



Tower-I



Tower-J

### Tower - I & J

Carpet Area - 69.45 SQ. MT. (747.30 SQ. FT.)

External Wall & Column Area - 6.77 SQ. MT. (72.70 SQ. FT.)

Balcony Area - 21.78 SQ. MT. (235.00 SQ. FT.)

Common Area - 27.40 SQ. MT. (295.00 SQ. FT.)

**Total Area - 125.40 SQ. MT. (1350.00 SQ. FT.)**

• 3 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-I UNIT NO. (67 & 68)**

**TOWER-J UNIT NO. (83, 84, 87 & 88)**

Total Area: The total area including of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



## UNIT TYPE-G



### Tower - I

Carpet Area - 69.45 SQ. MT. (747.30 SQ. FT.)  
 External Wall & Column Area - 6.77 SQ. MT. (72.70 SQ. FT.)  
 Balcony Area - 31.08 SQ. MT. (335.00 SQ. FT.)  
 Common Area - 27.40 SQ. MT. (295.00 SQ. FT.)  
**Total Area - 134.70 SQ. MT. (1450.00 SQ. FT.)**

• 3 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-I UNIT NO. (71 & 72)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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## UNIT TYPE-H



**Tower K**

### **Tower - K**

Carpet Area - 53.04 SQ. MT. (571.00 SQ. FT.)

External Wall & Column Area - 6.00 SQ. MT. (64.00 SQ. FT.)

Balcony Area - 23.65 SQ. MT. (255.00 SQ. FT.)

Common Area - 24.61 SQ. MT. (265.00 SQ. FT.)

**Total Area - 107.30 SQ. MT. (1155.00 SQ. FT.)**

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-K UNIT NO. (90, 93, 94 & 97)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

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1 Sqm=10.764 sq.ft,304.8mm=1'-0"

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# UNIT TYPE-I



## Tower - K

Carpet Area - 52.68 SQ. MT. (567.00 SQ. FT.)

External Wall & Column Area - 6.12 SQ. MT. (65.85 SQ. FT.)

Balcony Area - 19.70 SQ. MT. (212.00 SQ. FT.)

Common Area - 24.20 SQ. MT. (260.00 SQ. FT.)

**Total Area - 102.70 SQ. MT. (1105.00 SQ. FT.)**

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-K UNIT NO. (91, 92, 95 & 96)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

# UNIT TYPE-J



**Tower L**

## Tower - L

- Carpet Area - 59.83 SQ. MT. (644.00 SQ. FT.)
- External Wall & Column Area - 7.93 SQ. MT. (85.00 SQ. FT.)
- Balcony Area - 19.24 SQ. MT. (207.00 SQ. FT.)
- Common Area - 23.10 SQ. MT. (249.00 SQ. FT.)
- Total Area - 110.10 SQ. MT. (1185.00 SQ. FT.)**
- 3 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

**TOWER-L UNIT NO.**  
**(98, 99, 100, 101, 102, 103, 104 & 105)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

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**DETAIL SPECIFICATIONS OF 7TH AVENUE, GAUR CITY, GREATER NOIDA (W)****1. COMMON AREA IN BLOCK****A. LIFT LOBBY / CORRIDOR**

a)	FLOORING	-	TILES / MARBLE (COMBINATION OF TWO COLOURS)
b)	PAINTING	-	OBD
c)	RAILING	-	MS RAILING
d)	LIFT FASCIA	-	TILES / MARBLE
e)	LIGHTING	-	CEILING MOUNTED LIGHT FIXTURE

**B. STAIRCASE**

a)	FLOORING	-	MARBLE FLOORING (STAIRCASE-1)
b)	RAILING	-	CONCRETE / IPS FLOORING (STAIRCASE-2)
c)	LIGHTING	-	WALL MOUNTED LIGHT FIXTURE

**C. VISITOR TOILET - ONE IN EACH BLOCK**

a)	FLOORING	-	VITRIFIED TILES
b)	PAINTING	-	OBD
c)	WALL CLADDING	-	GLAZED / CERAMIC TILES
d)	W.C	-	EUROPEAN TYPE
e)	CP FITTINGS	-	CHROME PLATTED

**D. LIFT - 4 LIFTS (TWO - 13 PASSENGER + TWO - 8 PASSENGER) EACH BLOCK**

a)	EXTERNAL DOOR	-	MS PAINTED
b)	INTERNAL FINISHES	-	STAINLESS STEEL FINISHES

**E. TERRACE**

a)	FLOORING	-	TILES
b)	PAINTING	-	TEXTURE PAINT
c)	PARAPET	-	RCC / MS RAILING
d)	WATER TANK	-	RCC

**2. EXTERNAL AREA****A. LANDSCAPE**

a)	HARD LANDSCAPE / ROAD PARKING	-	TILES / TRIMIX / PAVERS / CURVE STONE / STONE / CHECKERED TILES
b)	SOFT LANDSCAPE	-	NATURAL GRASS / ARTIFICIAL GRASS PAD / GRASS LAWN SHRUBS / PLANTS / TREES
c)	LIGHTING	-	POLE LIGHT
d)	SKATING RINK	-	1 NOS.
e)	KIDS' PLAY AREA	-	1 NOS.

**B. BASEMENT AREA B1, B2, B3****C.**

a)	ROAD AND PARKING	-	TRIMIX FLOORING
b)	LIGHTING	-	CEILING MOUNTED LIGHT FIXTURE
c)	FIRE FIGHTING	-	AS PER NORMS

**D. ESS**

a)	REQUIRED LOAD	-	7510 KVA
b)	APPROVED	-	DG - 75- KVA (2 NOS.), DG - 500 KVA (2 NOS.) TRANSFORMER - 1600 KVA (6 NOS.)

**E. COMMUNITY HALL**

a)	ENTRANCE LOBBY	-	VITRIFIED TILES / MARBLE FLOORING (COMBINATION OF TWO COLOURS)
b)	GYMNASIUM	-	80 SQ. MTR. (860.80 SQ. FT.)
I.	FLOORING	-	VINYL / RUBBER FLOORING
II.	WALL	-	MIRROR / OBD PAINTS
III.	CEILING	-	PERFORATED GYPSUM TILES
c)	CHANGING ROOM AND SHOWER	-	
d)	PLAY ROOM	-	80 SQ. MTR. (860.80 SQ. FT.)
I.	TABLE TENNIS	-	2 NOS.
II.	POOL TABLE	-	1 NOS.

**F. SWIMMING POOL****MAIN SWIMMING POOL**

a)	SIZE	-	25 M X 12 M
b)	DEPTH	-	1.2 M
c)	FINISHES	-	TILES

**KIDS' SWIMMING POOL**

a)	SIZE	-	6 M X 5 M
b)	DEPTH	-	0.6 M
c)	FINISHES	-	TILES



**LEGEND:**

- C1- COMMERCIAL
  - C1-A ( SHOPS, OFFICE, HOTEL )
  - C1-B MALL, MULTIPLEX , CLUB BANQUETS, OFFICE SUITES, HOTEL)
- C2- COMMERCIAL ( GAUR CITY PLAZA)
- IST- INSTITUTIONAL
  - IST-1-A (OFFICE)
  - IST-1-B (PETROL PUMP)
  - IST-2 (TEMPLE)
  - IST-3 (CLUB, COMMUNITY FACILITIES MULTIPURPOSE HALL & INDOOR PLAY AREA )
  - IST-4 (SITTING PAVILION)
- C6- CONVENIENT SHOPPING CENTRE
- 1.SCHOOL
- 2. PARKS
- 3. COMMUNITY HALL
- 4. NURSERY SCHOOL
- 5. NURSING HOME
- 6. SPORTS COMPLEX
- 7. ELECTRICAL SUB STATION
- 8. MILK BOOTH
- 9. DISPENSARY
- P1,P3- PARKING

**7<sup>th</sup> AVENUE**  
2/3 BHK APARTMENTS



# LAYOUT PLAN

## LEGENDS

TOWER A - 108.23 SQ.MT. (1165 SQ.FT.)  
TOWER B - 108.23 SQ.MT. (1165 SQ.FT.)  
TOWER C - 99.86 SQ.MT. (1075 SQ.FT.)  
TOWER D - 99.86 SQ.MT. (1075 SQ.FT.)  
TOWER E - 99.86 SQ.MT. (1075 SQ.FT.)  
TOWER F - 99.86 SQ.MT. (1075 SQ.FT.)  
TOWER G - 99.86 SQ.MT. (1075 SQ.FT.)  
TOWER H - 108.23 SQ.MT. (1165 SQ.FT.)  
TOWER I - 125.40/134.70 SQ.MT. (1350 SQ.FT. / 1450 SQ.FT.)  
TOWER J - 125.40 SQ.MT. (1350 SQ.FT.)  
TOWER K - 102.70 / 107.30 SQ.MT. (1105/1155 SQ.FT.)  
TOWER L - 110.13 SQ.MT. (1185 SQ.FT.)

- I. ENTRANCE GATE
- II. BASKETBALL COURT
- III. TENNIS COURT WITH SEATING TIER
- IV. PATHWAY/JOGGING TRACK
- V. LANDSCAPED LAWN
- VI. KIDS' PLAY AREA
- VII. SWIMMING POOL
- VIII. KIDS' POOL
- IX. POOL DECK
- X. CHANGING ROOM
- XI. CRICKET PITCH
- XII. AMPHITHEATER
- XIII. CLUB
- XIV. E.S.S.
- XV. EXIT GATE
- XVI. COMMERCIAL - I  
(BELOW PODIUM FLOOR)
- XVII. COMMERCIAL - II

