

An initiative by



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Building Permission No.: S257/MSB/EXC/SKD/PLP/HMDA/2022
TSRERA NO. PO240006812

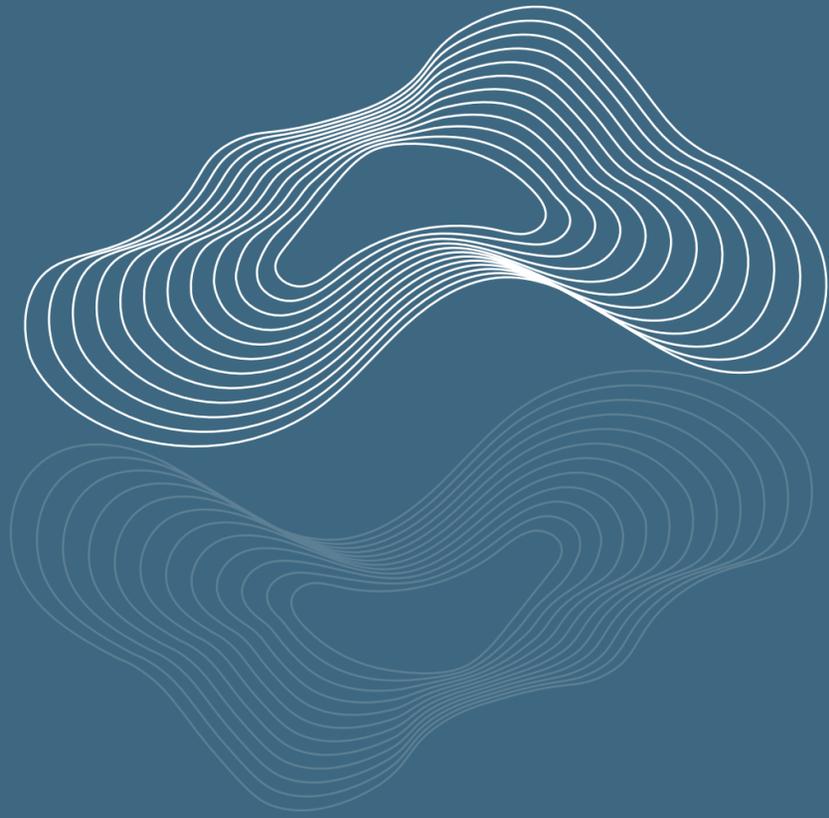


Project financed by & Mortgaged to
Bajaj Housing Finance Ltd

No objection certificate/permission to Mortgage from Bajaj Housing Finance Limited will be provided for sale of flats.

Disclaimer: This brochure is purely a conceptual presentation and not a legal offering. The company reserves the right to make changes as deemed fit.

MY HOME
A P A S



MY HOME
A P A S

Taking inspiration from the power of water

“HUMAN NATURE IS LIKE WATER. IT TAKES THE
SHAPE OF ITS CONTAINER.”

An initiative by





Lake side day view

*Images are illustrative

13.52^{ACRES}
LAND EXTENT

6
SKY HIGH
TOWERS

72,000^{SFT}
CLUBHOUSE

3^{BHK}
LUXURY
APARTMENTS:
2765 TO 3860 SFT

1338
NUMBER OF FLATS

G+44
FLOORS

81.6%
OPEN SPACE





CLUB HOUSE

Step into the modern, six floor, 72000sq. ft. clubhouse where jokes are exchanged, meals shared and plans made.



CLUBHOUSE FACILITIES

- Grand Lobby
- Gym
- Multipurpose Halls
- Guest Rooms
- Yoga / Meditation /
Aerobics Halls
- Badminton Courts
- Indoor Games
- Squash Court



PROVISION FOR

- ATM / Bank
- F & B
- Spa & Saloon
- Pharmacy
- Clinic
- Convenience Store
- Creche

*Images are illustrative

SITE LAYOUT PLAN

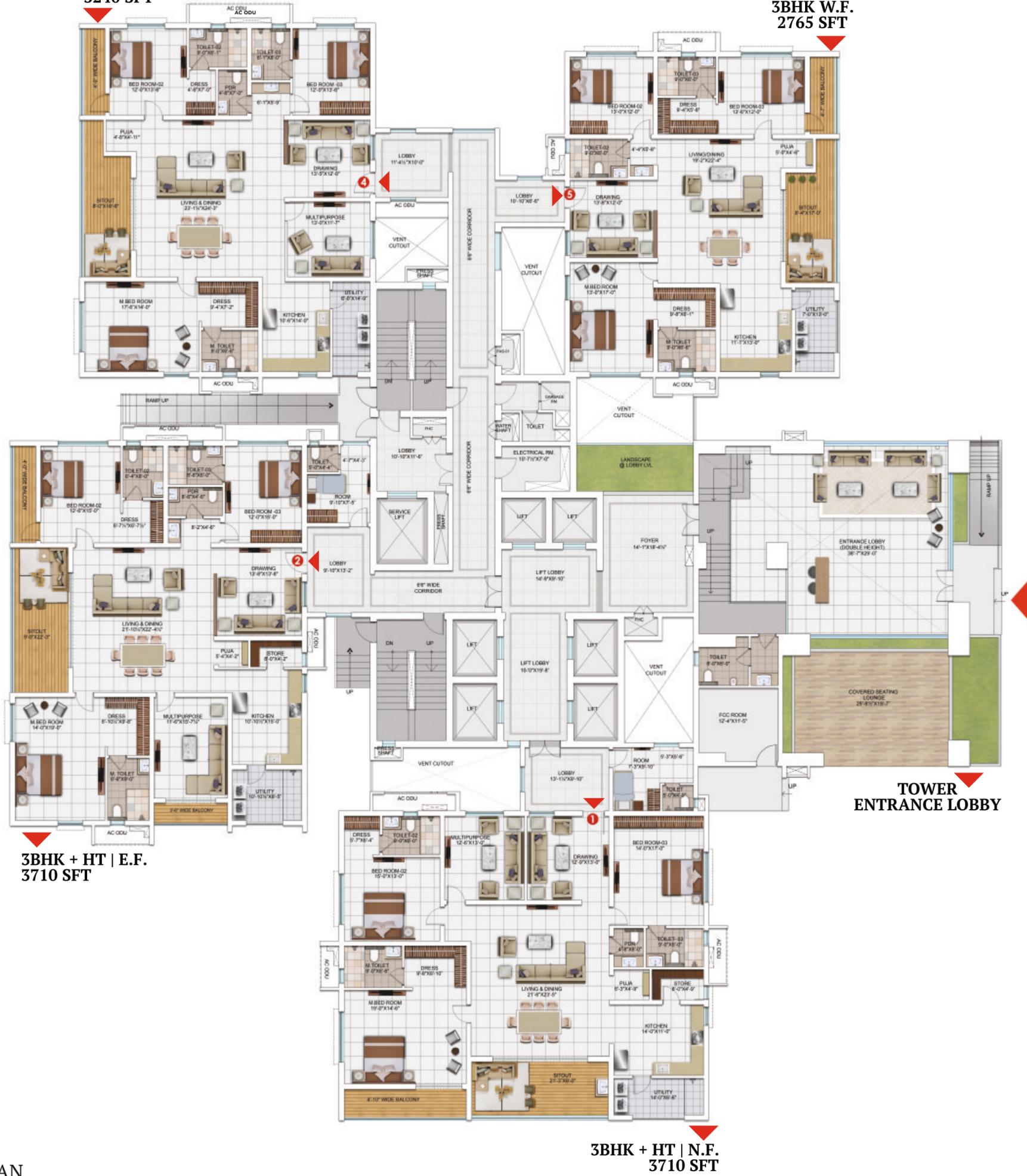


LEGEND

- 01. ENTRY/EXIT
- 02. ARRIVAL PLAZA
- 03. ENTRY/EXIT RAMP
- 04. WALKING/JOGGING TRACK
- 05. CYCLE PARKING
- 06. CYCLE TRACK
- 07. TEMPLE
- 08. PET ZONE
- 09. VIEWING GALLERY
- 10. TENNIS / PICKLEBALL COURT
- 11. HALF BASKETBALL COURT
- 12. SKATING RINK
- 13. CHILDREN'S PLAY AREA
- 14. SKY WALK
- 15. ELEVATED SCULPTURE PLAZA
- 16. SWIMMING POOL
- 17. YOGA/MEDITATION ZONE
- 18. OUTDOOR GYM
- 19. LAWN
- 20. STAGE
- 21. TODDLER'S PLAY AREA
- 22. FUTSAL COURT (ON CLUBHOUSE TERRACE)
- 23. GAS BANK
- 24. HT YARD
- 25. BUS DROP OFF
- 26. PICKLEBALL COURTS

3BHK + HT | E.F.
3240 SFT

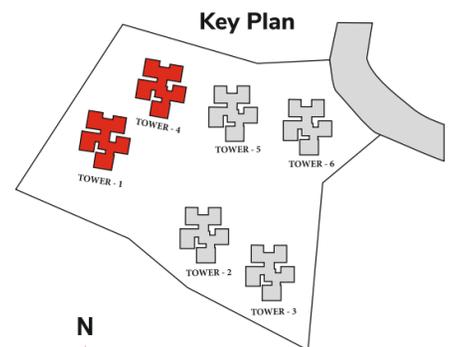
3BHK W.F.
2765 SFT



**TOWER
ENTRANCE LOBBY**

3BHK + HT | E.F.
3710 SFT

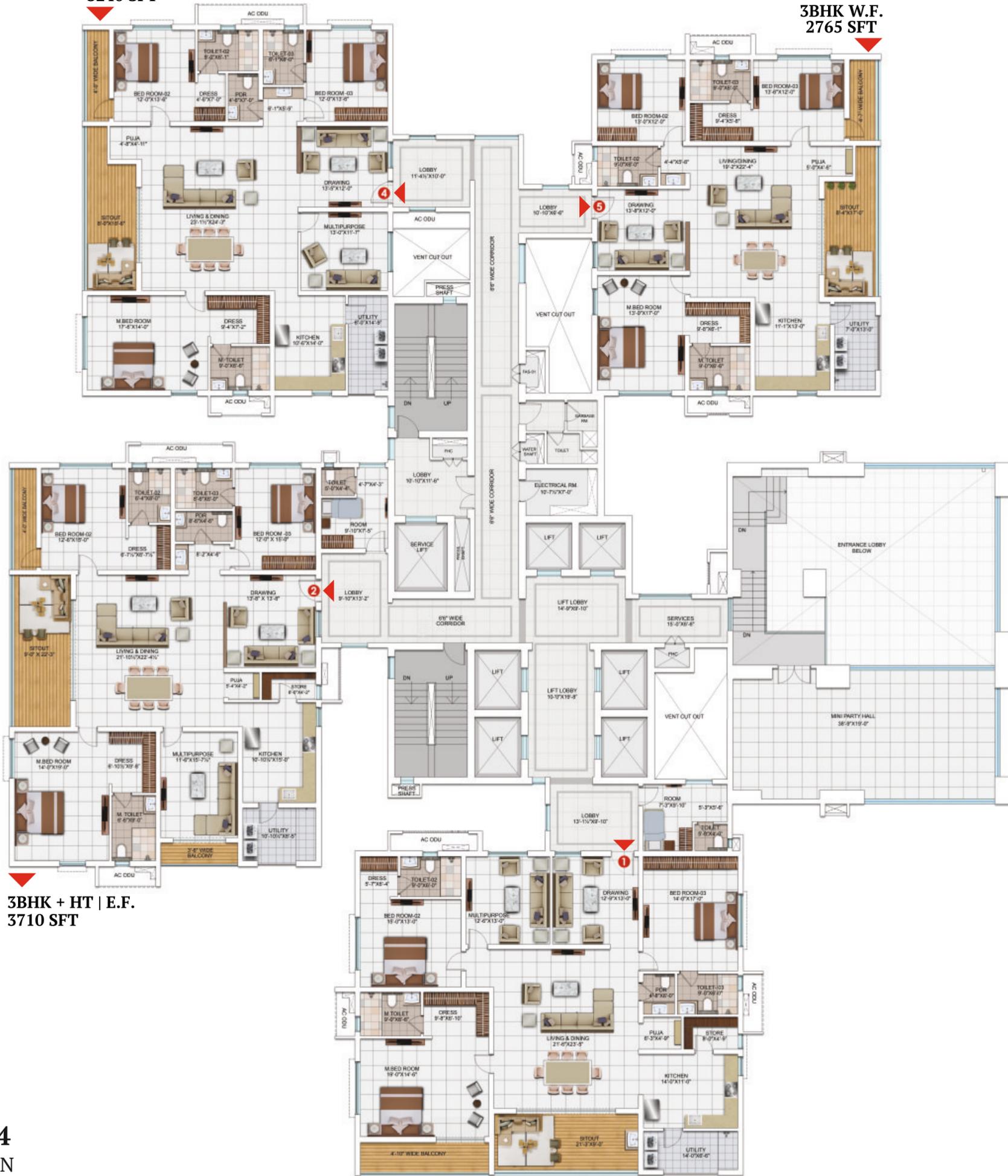
3BHK + HT | N.F.
3710 SFT



TOWER 1 & 4
GROUND FLOOR PLAN

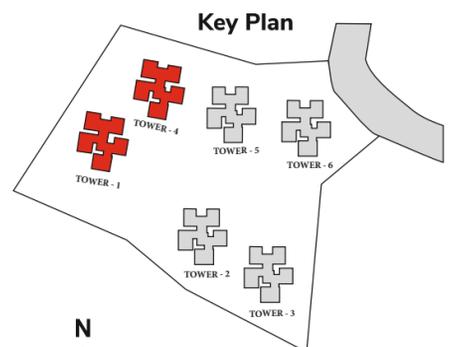
3BHK + HT | E.F.
3240 SFT

3BHK W.F.
2765 SFT



3BHK + HT | E.F.
3710 SFT

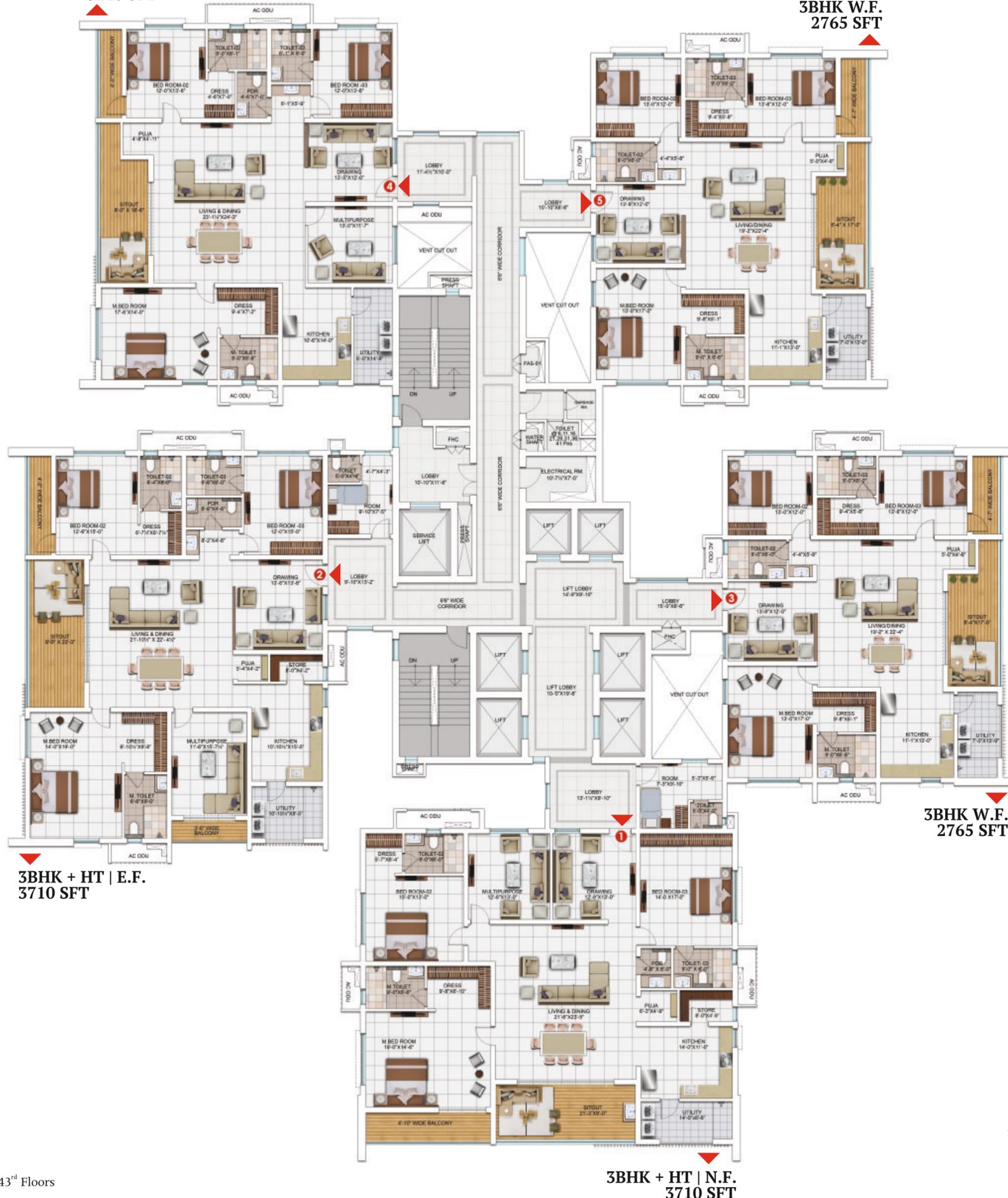
3BHK + HT | N.F.
3710 SFT



TOWER 1 & 4
FIRST FLOOR PLAN

3BHK + HT | E.F.
3240 SFT

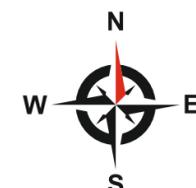
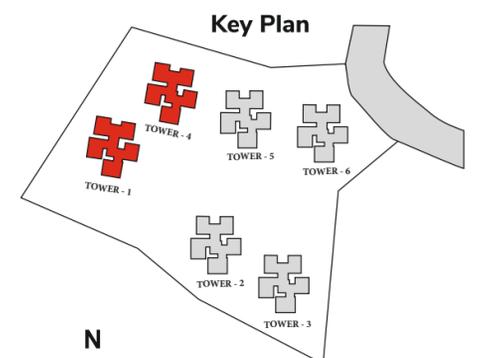
3BHK W.F.
2765 SFT



3BHK + HT | E.F.
3710 SFT

3BHK W.F.
2765 SFT

3BHK + HT | N.F.
3710 SFT

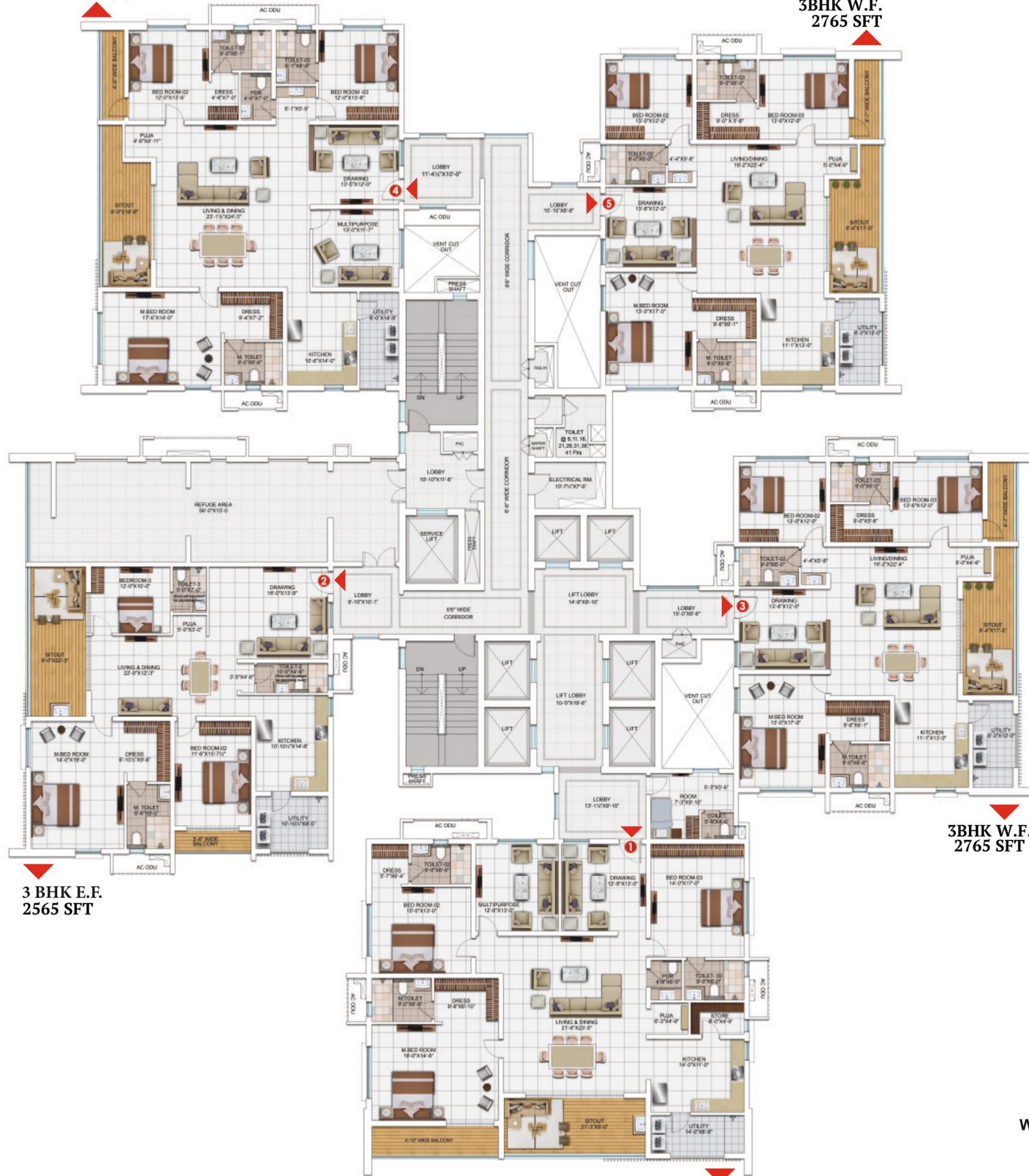


TOWER 1 & 4 TYPICAL FLOOR PLAN

2nd to 16th, 18th to 25th, 27th to 34th, 36th to 43rd Floors

3BHK + HT | E.F.
3240 SFT

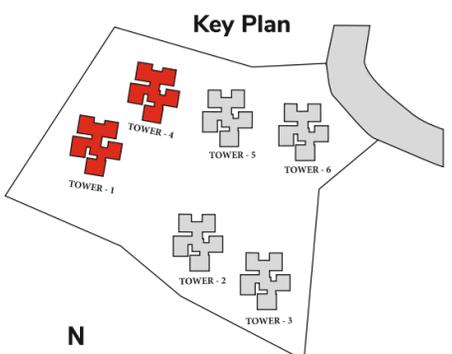
3BHK W.F.
2765 SFT



3 BHK E.F.
2565 SFT

3BHK W.F.
2765 SFT

3BHK + HT | N.F.
3710 SFT



TOWER 1 & 4
REFUGE FLOOR PLAN

17th, 26th, 35th, & 44th Floors

3BHK E.F.
2796 SFT

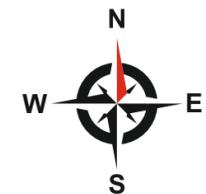
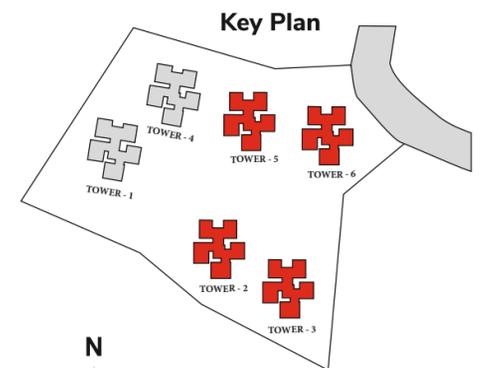
3BHK W.F.
2796 SFT



3BHK + HT | E.F.
3860 SFT

3BHK + HT | N.F.
3710 SFT

TOWER
ENTRANCE LOBBY



TOWER 2,3,5 & 6
GROUND FLOOR PLAN

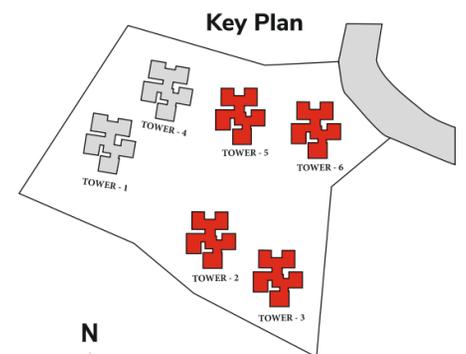
3BHK E.F.
2796 SFT

3BHK W.F.
2796 SFT



3BHK + HT | E.F.
3860 SFT

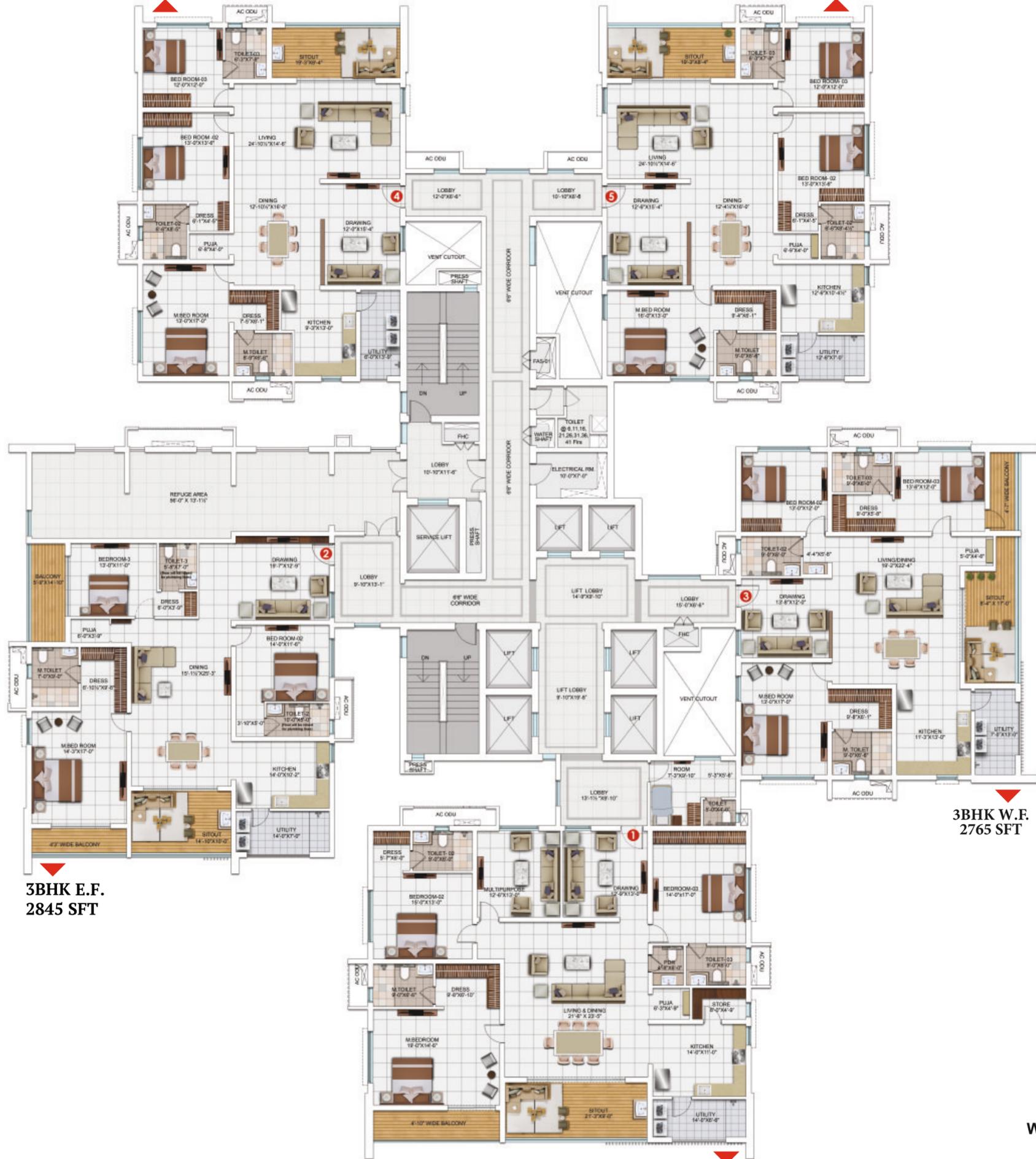
3BHK + HT | N.F.
3710 SFT



TOWER 2,3,5 & 6
FIRST FLOOR PLAN

3BHK E.F.
2796 SFT

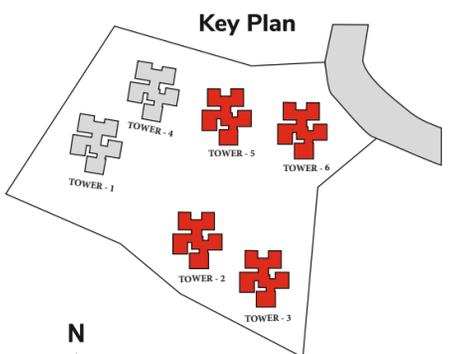
3BHK W.F.
2796 SFT



3BHK E.F.
2845 SFT

3BHK W.F.
2765 SFT

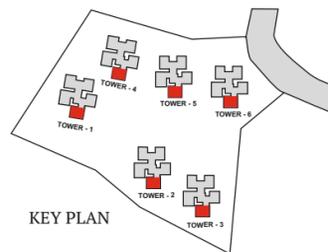
3BHK + HT | N.F.
3710 SFT



TOWER 2,3,5 & 6
 REFUGE FLOOR PLAN
 17th, 26th, 35th & 44th



- Note:**
- 2'6" External slab projection on the 2nd, 20th & 23rd floors (South side)
 - Glass railing for master bedroom balcony, in place of wall (West side) on the 20th, 21st & 22nd floors

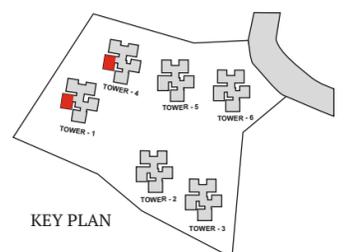
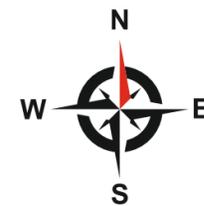


FLAT NO. 1 | TOWER 1,2,3,4,5 & 6

3 BHK + HT | NORTH FACING | 3710 SFT

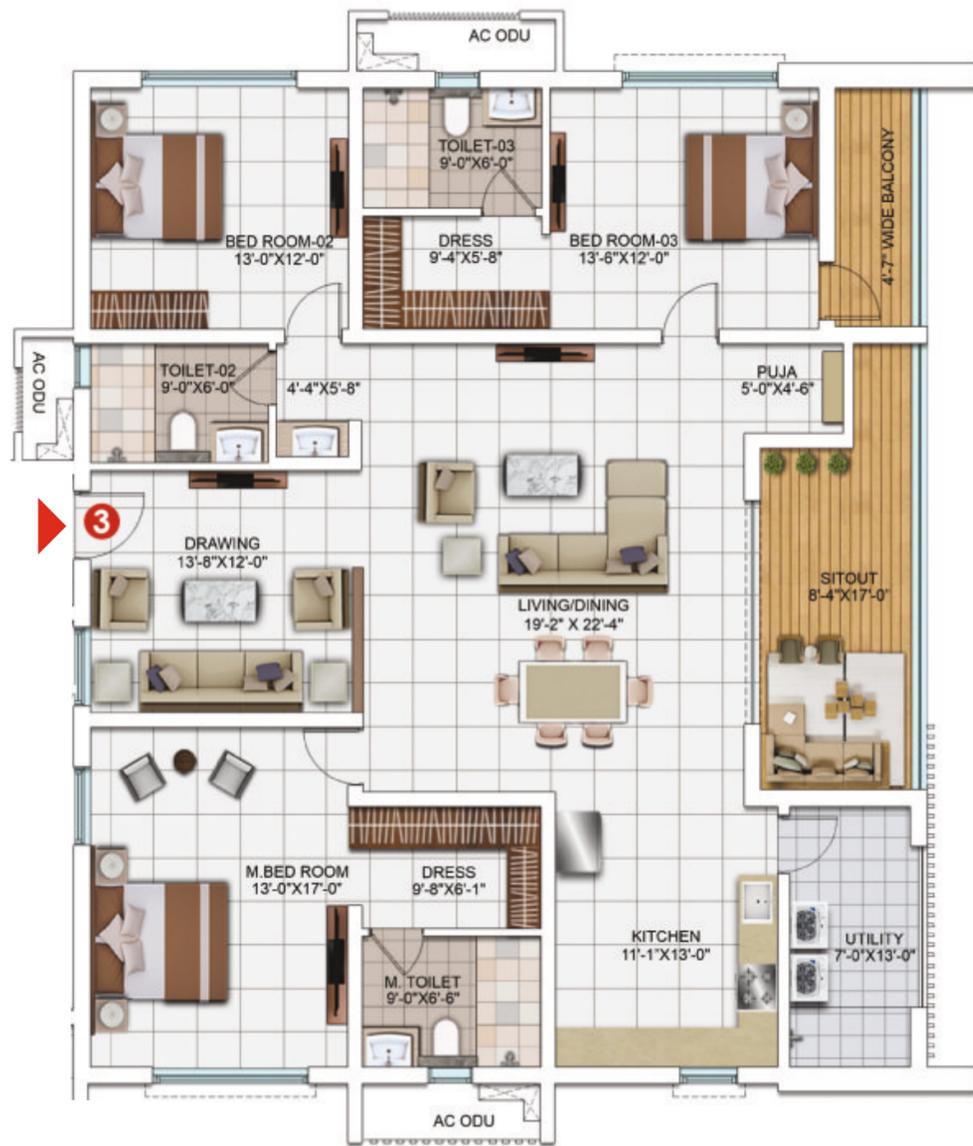


- Note:**
- 2'6" External slab projection on the 2nd, 16th, 19th, 25th, 28th, 36th, & 39th floors (West side)
 - Glass railing for bedroom-2 balcony, in place of wall (North side) on the 16th, 17th, 18th, 25th, 26th, 27th, 36th, 37th & 38th floors

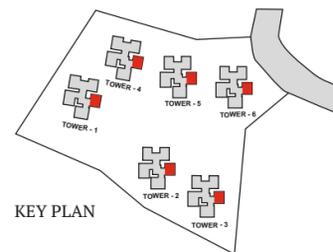


FLAT NO.2 | TOWER 1 & 4

3 BHK + HT | EAST FACING | 3710 SFT



- Note:**
- 2'6" External slab projection on the 2nd, 16th, 19th, 25th, 28th, 36th & 39th floors (East side)
 - Glass railing for bedroom-3 balcony, in place of wall (North side) on the 16th, 17th, 18th, 25th, 26th, 27th, 36th, 37th & 38th floors

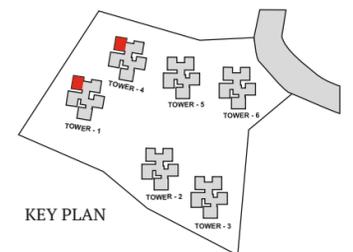
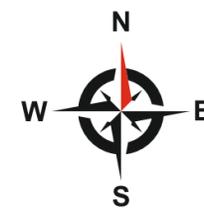


FLAT NO.3 | TOWER 1,2,3,4,5 & 6

3 BHK WEST FACING | 2765 SFT

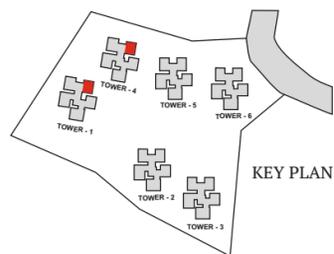
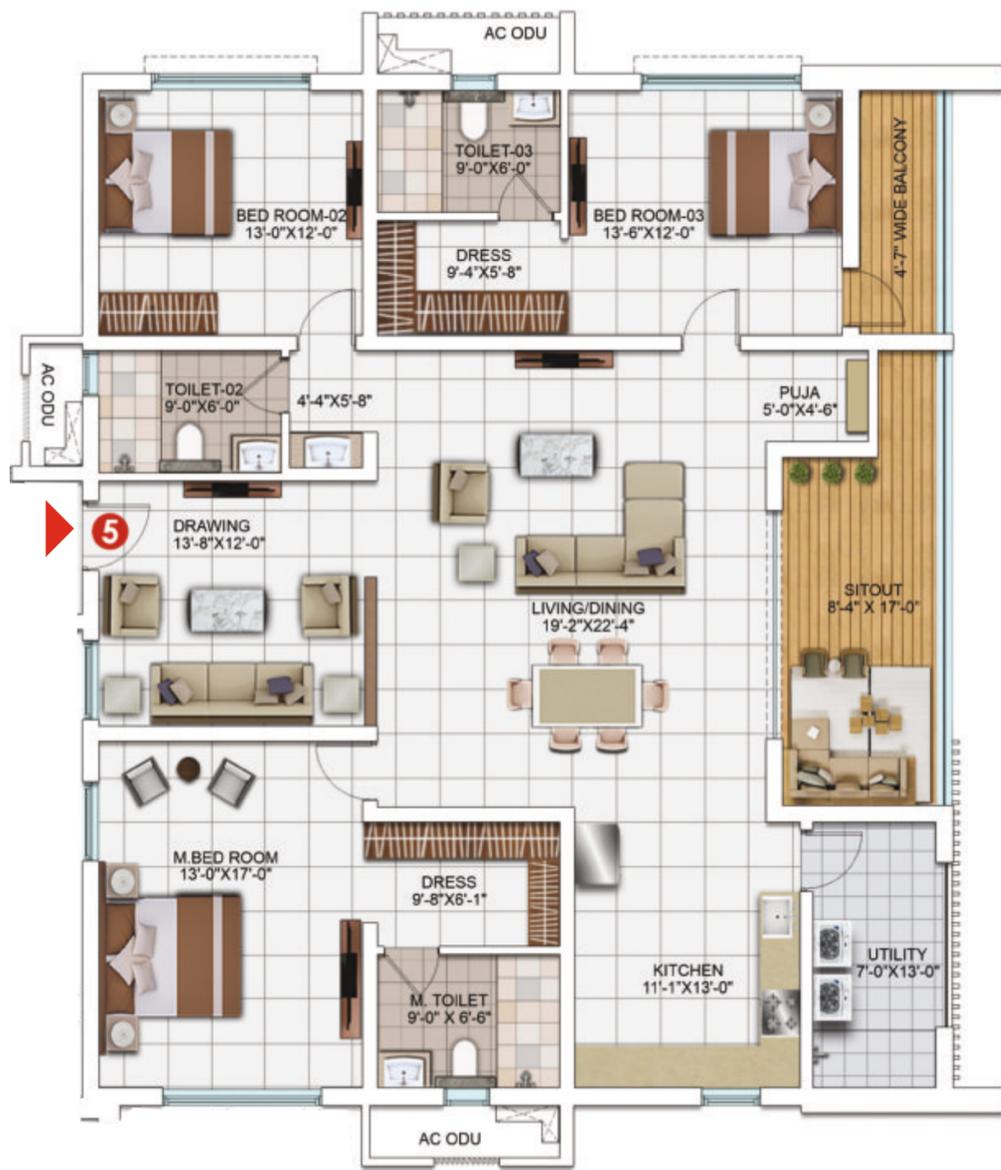


- Note:**
- 2'6" External slab projection on the 2nd, 20th & 23rd floors (West side)
 - Glass railing for bedroom-2 balcony, in place of wall (North side) on the 20th, 21st & 22nd floors



FLAT NO.4 | TOWER 1 & 4

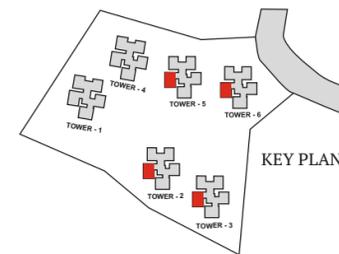
3 BHK + HT | EAST FACING | 3240 SFT



Note:
 1. 2'6" External slab projection on the 2nd, 20th & 23rd floors (East side)
 2. Glass railing for bedroom-3 balcony, in place of wall (North side) on the 20th, 21st & 22nd floors

FLAT NO.5 | TOWER 1 & 4

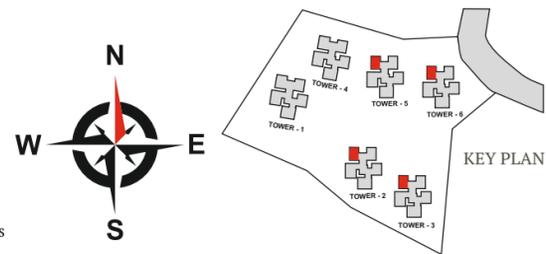
3 BHK WEST FACING | 2765 SFT



Note:
 1. 2'6" External slab projection on the 2nd, 16th, 19th, 25th, 28th, 36th & 39th floors (South side)
 2. 2'6" External slab projection on the 2nd, 20th & 23rd floors (West side)
 3. Glass railing for master bedroom balcony, in place of wall (West side) on the 16th, 17th, 18th, 25th, 26th, 27th, 36th, 37th & 38th floors

FLAT NO.2 | TOWER 2,3,5 & 6

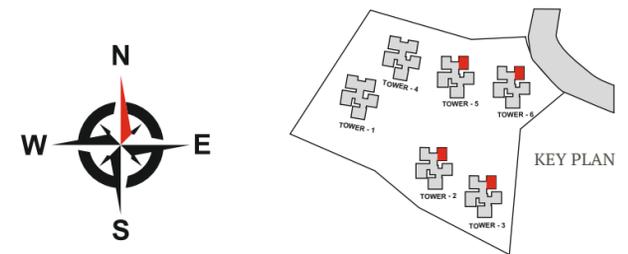
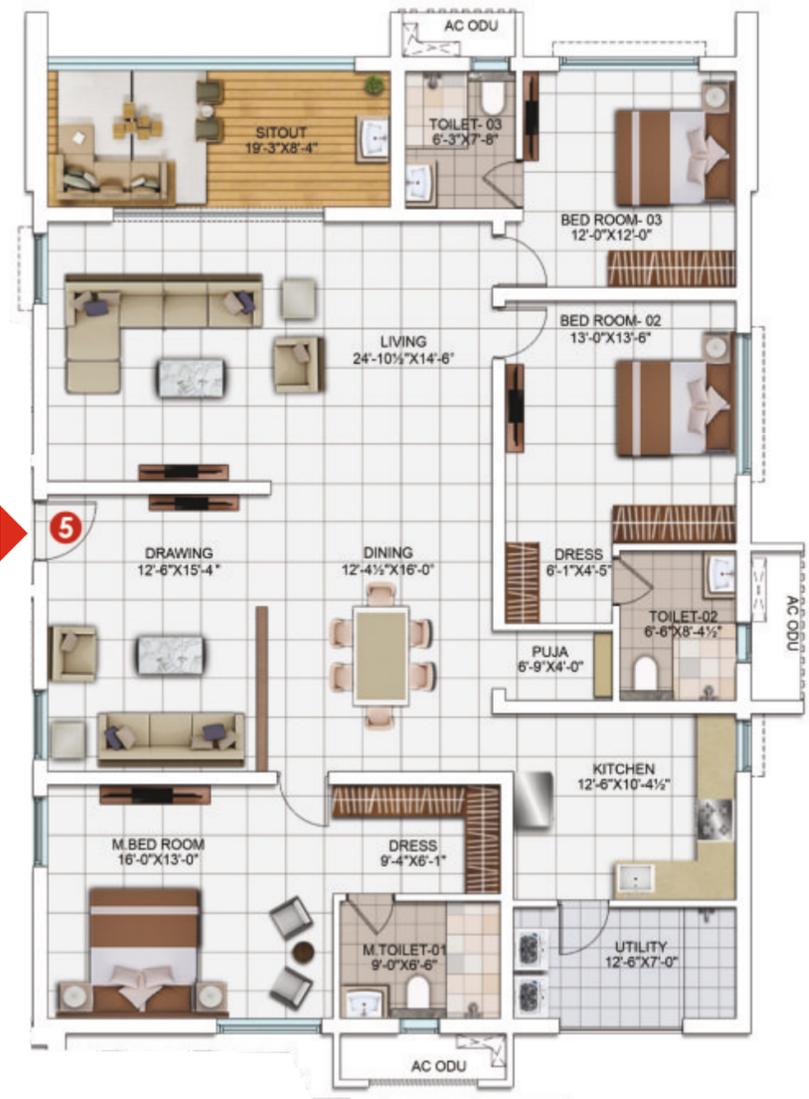
3 BHK + HT | EAST FACING | 3860 SFT



Note:
 1. 2'6" External slab projection on the 2nd, 16th, 19th, 25th, 28th, 36th & 39th floors (North side)
 2. Glass railing for sitout, in place of wall (East side) on the 16th, 17th, 18th, 25th, 26th, 27th, 36th, 37th & 38th floors

FLAT NO.4 | TOWER 2,3,5 & 6

3 BHK EAST FACING | 2796 SFT

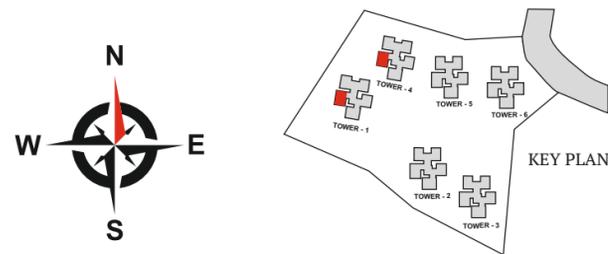


Note:
 1. 2'6" External slab projection on the 2nd, 20th & 23rd floors (North side)
 2. Glass railing for sitout, in place of wall (West side) on the 20th, 21st & 22nd floors

FLAT NO. 5 | TOWER 2,3,5 & 6

3 BHK | WEST FACING | 2796 SFT

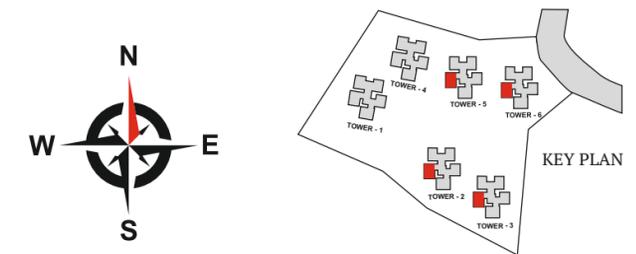
REFUGE FLOOR PLAN
(17th, 26th, 35th & 44th floors)



FLAT NO.2 | TOWER 1 & 4

3 BHK EAST FACING | 2565 SFT

REFUGE FLOOR PLAN
(17th, 26th, 35th & 44th floors)

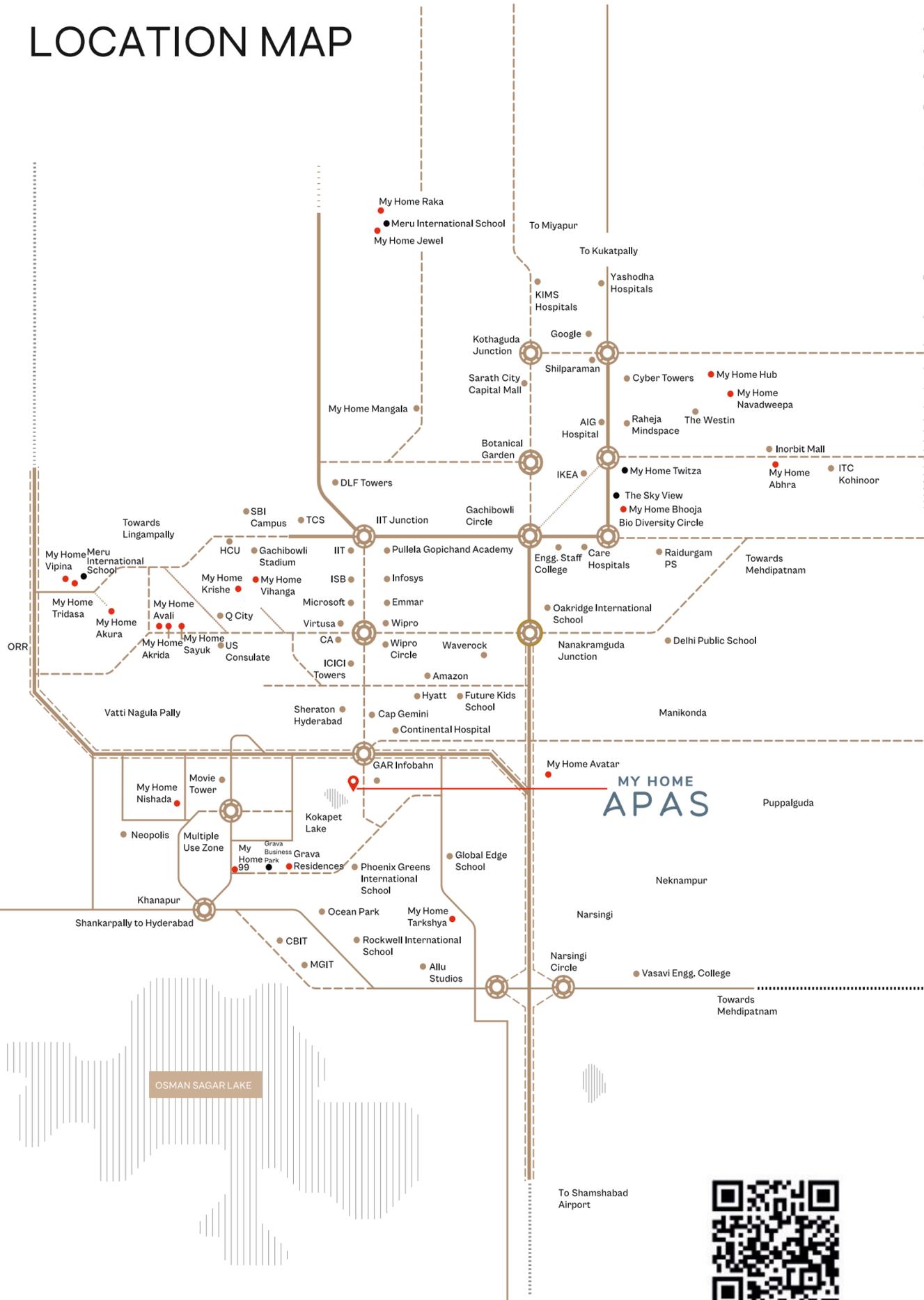


Note:
1. Glass railing for master bedroom balcony(West side) on the 17th & 26th floors

FLAT NO.2 | TOWER 2,3,5 & 6

3 BHK EAST FACING | 2845 SFT

LOCATION MAP



LOCATION HIGHLIGHTS

- Corporate Offices
Wipro - 5 min
Microsoft - 7 min
Infosys - 7 min
- Shopping and Entertainment
Ikea - 17 min
Inorbit Mall - 22 min
- Hospitals
Continental Hospitals - 5 min
AIG Hospitals, Gachibowli - 15 min
- Schools
Oakridge International School - 15 min
Delhi Public School - 15 min
Meru International School (Tellapur) - 15 min
- Important Nearby Locations
Railway Station - 35 min
Metro Station - 20 min
Airport - 25 min

Not to scale



Please scan for location directions

SPECIFICATIONS

SUPER STRUCTURE

RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2)

WALLS

- EXTERNAL WALLS
- INTERNAL WALLS

Reinforced shear walls
Reinforced shear walls

CEILING FINISHES

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY.
- BATHROOMS

Smoothly finished with putty and acrylic emulsion paint.

Grid ceiling to cover all service lines.

WALL FINISHING

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY.
- BATHROOMS
- EXTERNAL FINISHING

Smoothly finished with putty and acrylic emulsion paint.

Glazed vitrified tile cladding up to lintel height.

Texture finish & two coats of exterior emulsion paint of reputed brands with architectural features.

FLOORING

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN.
- BALCONY / BATHROOMS / UTILITY
- CORRIDORS FLOORING - STAIRCASE

800 x 1200 mm size double charged vitrified tiles of reputed brands with spacer joints.

Anti-skid vitrified tiles / Ceramic tiles
Vitrified tiles with spacer joint

Natural stone / Granite flooring

WINDOWS / GRILLS

All windows are of aluminium alloy / UPVC glazed sliding / open-able shutters with EPDM gaskets, necessary hardware with M.S. grill and provision for mosquito mesh shutter.

DOORS

- MAIN DOORS
- INTERNAL DOORS
- BATHROOMS
- UTILITY
- BALCONIES

Hard wood frame, finished with melamine spray polish, teak finished flush shutters with reputed hardware.

Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.

Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.

Aluminium Alloy / UPVC frame with glazed openable shutter with reputed hardware

Aluminium / UPVC glazed French sliding doors with mosquito mesh provision.

ALL BATHROOMS

- Vanity type wash basin with single lever basin mixer.
- EWC with flush valve / flush tank of reputed brand.
- Single lever bath and shower mixer.
- Provision for geysers in all bathrooms.
- All faucets are chrome plated of reputed brands.

KITCHEN

- Granite platform with single bowl stainless steel sink.
- Provision for hot & cold water and provision for water purifier

ELECTRICAL

- Concealed copper wiring of reputed make.
- Power outlet for air conditioners in all bed rooms and living.
- Power outlets for geysers in all bathrooms and utility.
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, water purifier in kitchen.
- Washing machine & dishwasher points in utility area.
- Three phase supply for each unit and individual prepaid meters.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.

TV/TELEPHONE

- Provision for internet connection & DTH
- Telephone point in drawing
- TV points in all bedrooms, drawing & living

WATER PROOFING

Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace.

SECURITY

- Intercom facility to all units connecting security.
- Comprehensive security system with cameras at main security, entrance of the tower & lift cabins.

FIRE SAFETY

Fire alarm, automatic sprinklers and wet risers as per fire authority regulations.

POWER BACK UP

Metered DG backup with acoustic enclosure & AMF.

PNG/LPG

Supply of gas from LPG/PNG

LIFTS

V3F drive high speed lifts of reputed make. Lift lobby cladding with vitrified tiles /granite.

WTP & STP

- Water treatment plant for bore-well water and water meter for each unit.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for the landscaping and flushing purpose.

BILLING SYSTEM

Automated billing system for water, power, gas, & maintenance.

SALEABLE AREA STATEMENT

TOWER 1 & 4

FLAT NO.1

3 BHK + HT, NORTH FACING

CARPET AREA	2432 sft
BALCONY AREA	269 sft
COMMON AREA	1009 sft (inc. external walls)
SALEABLE AREA	3710 sft

FLAT NO.2

3 BHK + HT, EAST FACING

CARPET AREA	2403 sft
BALCONY AREA	285 sft
COMMON AREA	1022 sft (inc. external walls)
SALEABLE AREA	3710 sft

FLAT NO.3

3 BHK WEST FACING

CARPET AREA	1786 sft
BALCONY AREA	204 sft
COMMON AREA	775 sft (inc. external walls)
SALEABLE AREA	2765 sft

FLAT NO.4

3 BHK + HT, EAST FACING

CARPET AREA	2134 sft
BALCONY AREA	211 sft
COMMON AREA	895 sft (inc. external walls)
SALEABLE AREA	3240 sft

FLAT NO.5

3 BHK WEST FACING

CARPET AREA	1786 sft
BALCONY AREA	204 sft
COMMON AREA	775 sft (inc. external walls)
SALEABLE AREA	2765 sft

FLAT NO.2

3 BHK EAST FACING

CARPET AREA	1642 sft
BALCONY AREA	231 sft
COMMON AREA	692 sft (inc. external walls)
SALEABLE AREA	2565 sft

REFUGE FLOOR

TOWER 2, 3, 5 & 6

FLAT NO.1

3 BHK + HT, NORTH FACING

CARPET AREA	2432 sft
BALCONY AREA	269 sft
COMMON AREA	1009 sft (inc. external walls)
SALEABLE AREA	3710 sft

FLAT NO.2

3 BHK + HT, EAST FACING

CARPET AREA	2524 sft
BALCONY AREA	280 sft
COMMON AREA	1056 sft (inc. external walls)
SALEABLE AREA	3860 sft

FLAT NO.3

3 BHK WEST FACING

CARPET AREA	1786 sft
BALCONY AREA	204 sft
COMMON AREA	775 sft (inc. external walls)
SALEABLE AREA	2765 sft

FLAT NO.4

3 BHK EAST FACING

CARPET AREA	1866 sft
BALCONY AREA	152 sft
COMMON AREA	778 sft (inc. external walls)
SALEABLE AREA	2796 sft

FLAT NO.5

3 BHK WEST FACING

CARPET AREA	1866 sft
BALCONY AREA	152 sft
COMMON AREA	778 sft (inc. external walls)
SALEABLE AREA	2796 sft

FLAT NO.2

3 BHK EAST FACING

CARPET AREA	1809 sft
BALCONY AREA	284 sft
COMMON AREA	752 sft (inc. external walls)
SALEABLE AREA	2845 sft

REFUGE FLOOR