

FOR
THOSE
WHO
OWN THE
GAME





“Delhi is my home, and I wanted the people of Delhi to experience life to the fullest, and to have homes which are more than just bricks and mortar, homes that allow them to maximize their potential for living. And that’s how it all began.”

Anil Sarin
Chairman





STRATEGIC INVESTOR



Building on the legacy of trust, with a commitment to the present,
and an ambitious vision of the future.

 **40 Years**
of Expertise

 **550 Acres**
of Land in Delhi NCR

 **65 Lakh Sq. Ft.**
Development under execution & planning

 **300 Acres**
of Land in New Delhi

 **More than 200 Lakh Sq. Ft.**
already delivered

BAIN Capital invested INR 1330 Crores in TARC Limited in May 2022, the transaction marks to be one of the largest investments aimed toward growth and development, in recent times in North India Real Estate Industry.

Bain Capital headquartered in Boston, Massachusetts is one of the world's leading private investment firms with approximately \$160 billion in assets under management that creates lasting impact for its investors, teams, businesses and the communities. Founded in 1984, Bain Capital pioneered a consulting-based approach to private equity investing, partnering closely with management teams to offer the insights that challenge conventional thinking, build great businesses and improve operations. Over time, Bain Capital has organically expanded this approach across asset classes to build one of the strongest alternative asset platforms in the world.

“TARC Limited is a progressive real estate group with a rich 40 years experience, having delivered quality projects in North India. They hold strategically located assets which present a great future potential to deliver value for the group and all stakeholders. We are pleased to partner with TARC Limited in their growth story.”

- BAIN CAPITAL





In the course of the last four decades, developing projects across Delhi-NCR, we have built strong domain capabilities through expansion of our land bank portfolio while conceptualising and executing projects across different verticals.

Our investments are made with a long-term vision to build a strong asset base with committed capital. With our deep understanding of the vibrant market of New Delhi, we have created land banks in the heart of the capital in prime locations that are both expansive in size and scope - thus, giving TARC a huge competitive advantage. We at TARC are geared up for the next phase of incremental growth, and seek to unlock immense value by creating a bouquet of marquee projects in New Delhi.



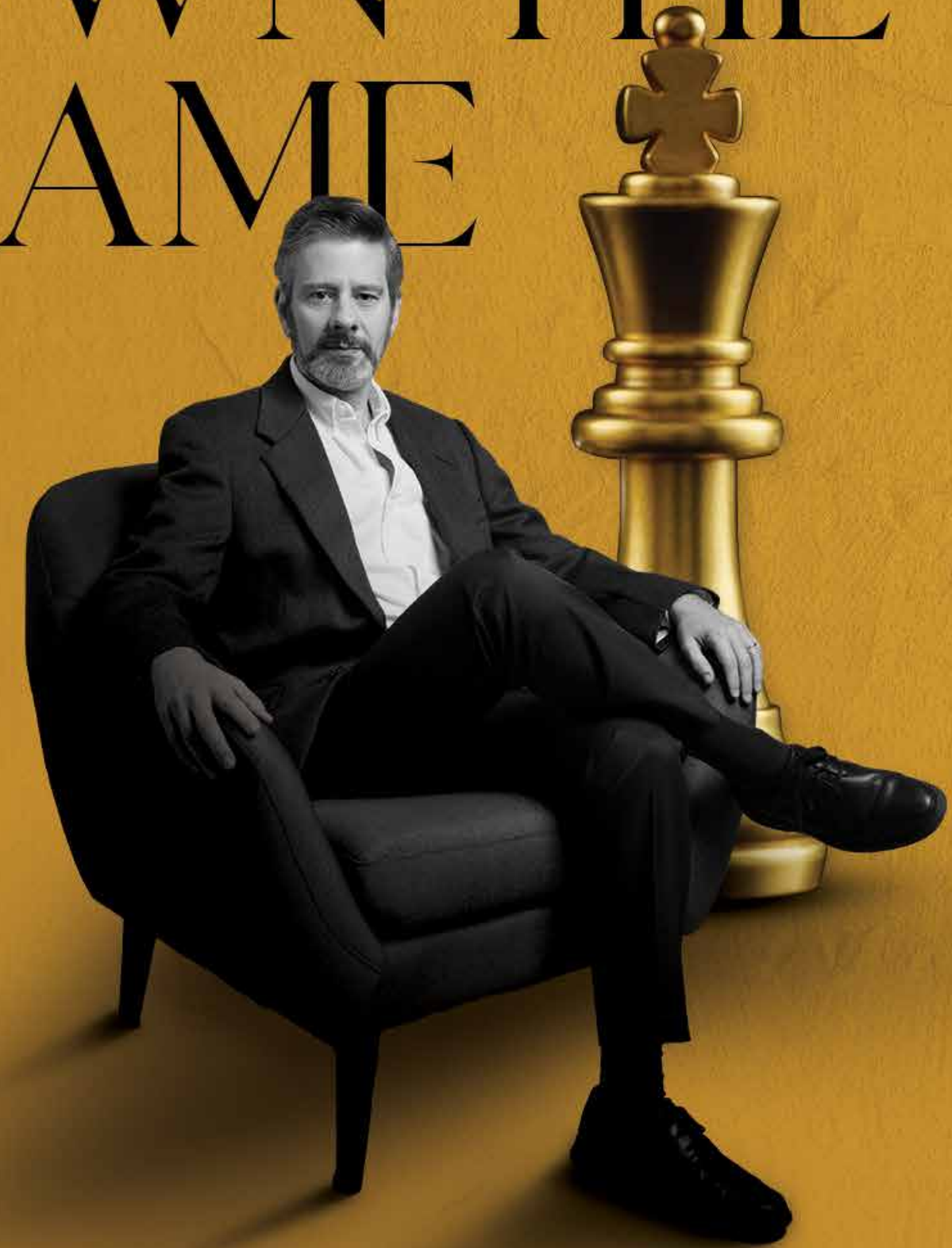
LAND HOLDINGS BY TARC LTD.



Life gives us a limited number of opportunities, to redefine who we are and to carve out new possibilities. The ambitious and the enlightened manage to own those defining moments, and set benchmarks that guide and influence all their choices henceforth. Once the limits have been pushed, there's no looking back. What follows is an inexorable march ahead, that brings with it new milestones and satisfaction. It's a path that leads the chosen few to a hallowed ground,

RESERVED FOR THOSE WHO OWN THE GAME.

RESERVED FOR THOSE WHO
**OWN THE
GAME**



WELCOME TO A LIFE OF
Experiential Living





A Delhi Address



Located on the main Bijwasan Road, facing 2200 acres of Pushpanjali Greens, nestled in the lap of tranquility, lies an expansive and inviting space, full of interactive and stimulating features, that is set to enhance the lives of 190 families.



Edge 1: Master Your World

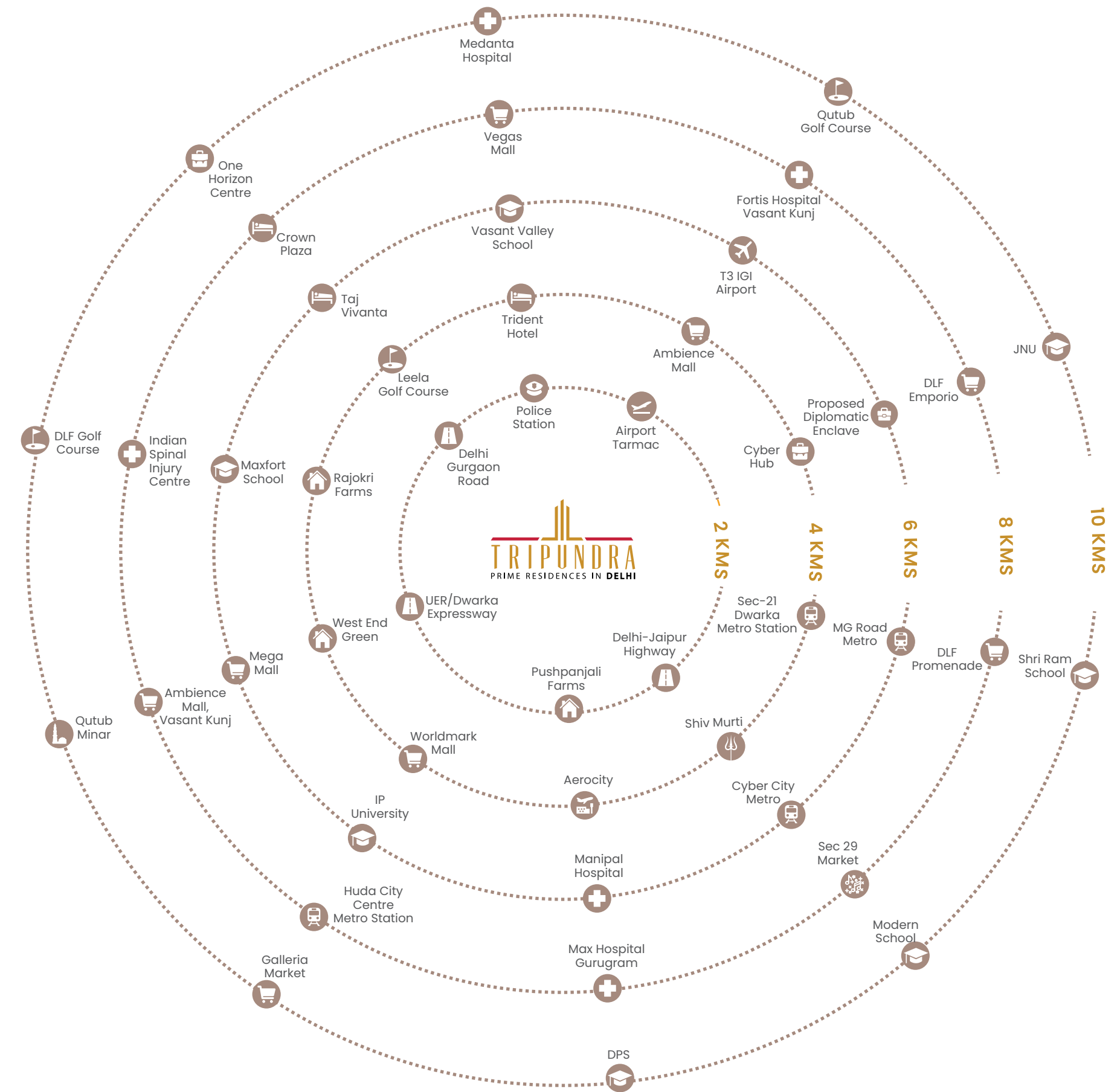
- ⇒ You are only a short drive away from Aerocity, with the Delhi Airport right next door as well
- ⇒ Savour close proximity to from Pushpanjali Farms, West End Greens, Vasant Vihar and Dwarka

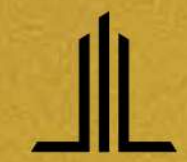
Edge 2: Convenience At Your Command

- ⇒ 50 + Gourmet Restaurants | 10 + Shopping Malls | 10 + Leading Schools
- ⇒ 10 + Top Health Care Facilities

Edge 3: Sit Back And Relax

- ⇒ Opulence nestled amidst pristine greens away from traffic snarls for exuberant living





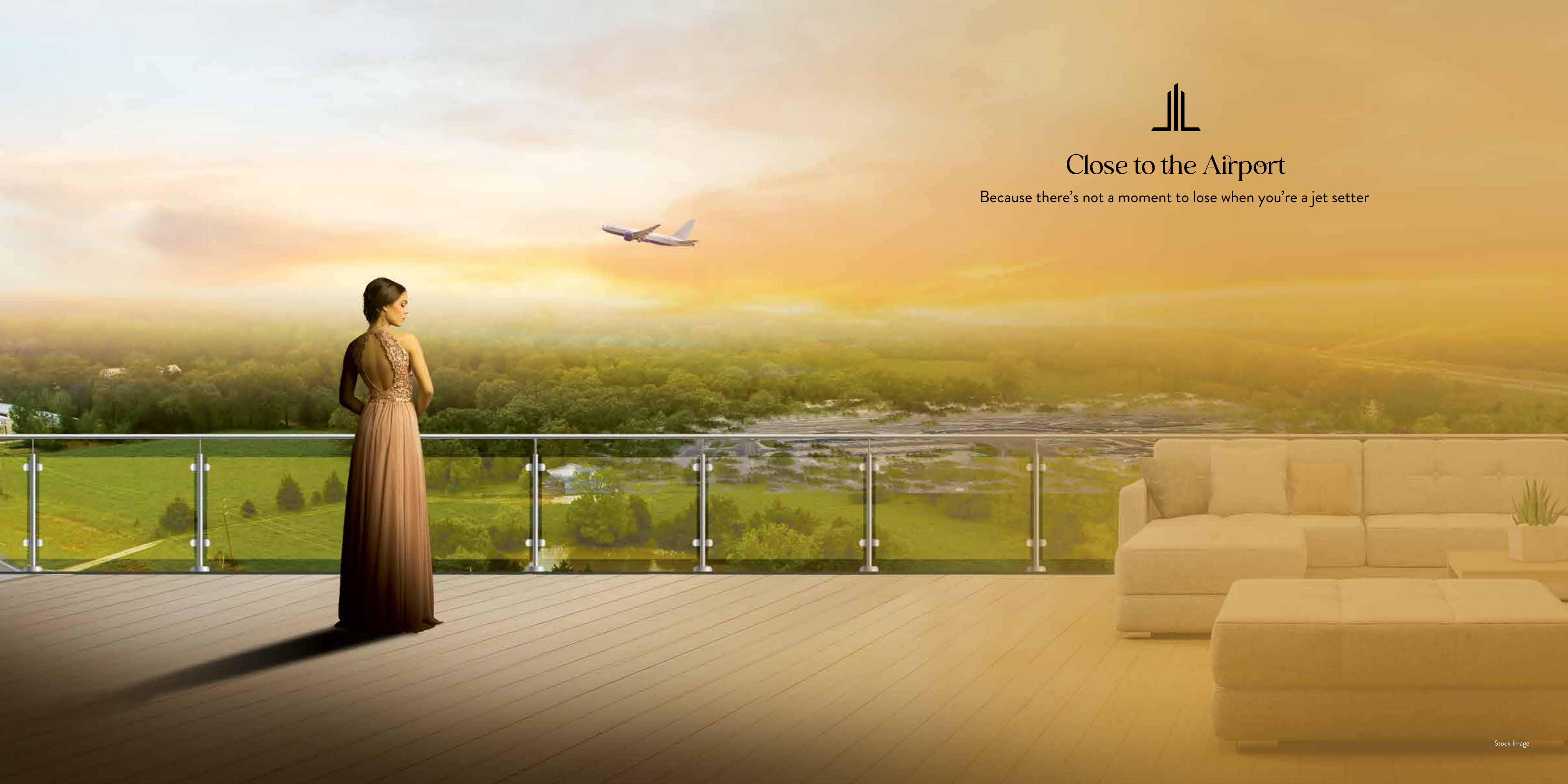
Your Expanding Sphere of Influence

Map not to scale



Close to the Airport

Because there's not a moment to lose when you're a jet setter





Take a short drive to *Aerocity*

One of Delhi's biggest commercial and entertainment destinations

Magnificent Lifestyle





*It's not just a space.
It's a stage for eminence.*

- ≡ Just 190 families will stake claim to the exclusive world of resplendent comfort and tranquil luxury that Tripundra represents
- ≡ 3 and 4 bedroom apartments that are designed to be a perfect combination of decadence and intuition
- ≡ Italian Marble Flooring and Laminated Wooden Floors to give your home a touch of class
- ≡ VRV Air-conditioning for you to command comfort always
- ≡ Air Purifier for that deep breath of health and satisfaction



Experience space that's built around you. Built with 'you' in mind, Tripundra comes with a design that not only allows you to customise the space according to your desires, but ensures a feeling of open space within your abode – done up elegantly. Custom Design options and Flexible Layout plans for you to truly create your own space*.

10'3" Floor to Floor Height for that little extra space between you and the roof. Elegant Light Fittings in symphony with your tastes and False Ceiling for that contemporary touch to your abode.



Artistic Impression

EXCLUSIVE



Artistic Impression



Exquisitely crafted 3 & 4 bedroom residences with urban sophistication with contemporary simplicity



Experience the sound of silence behind the Soundproof Double Glazed Windows



Stock Image

SILENCE



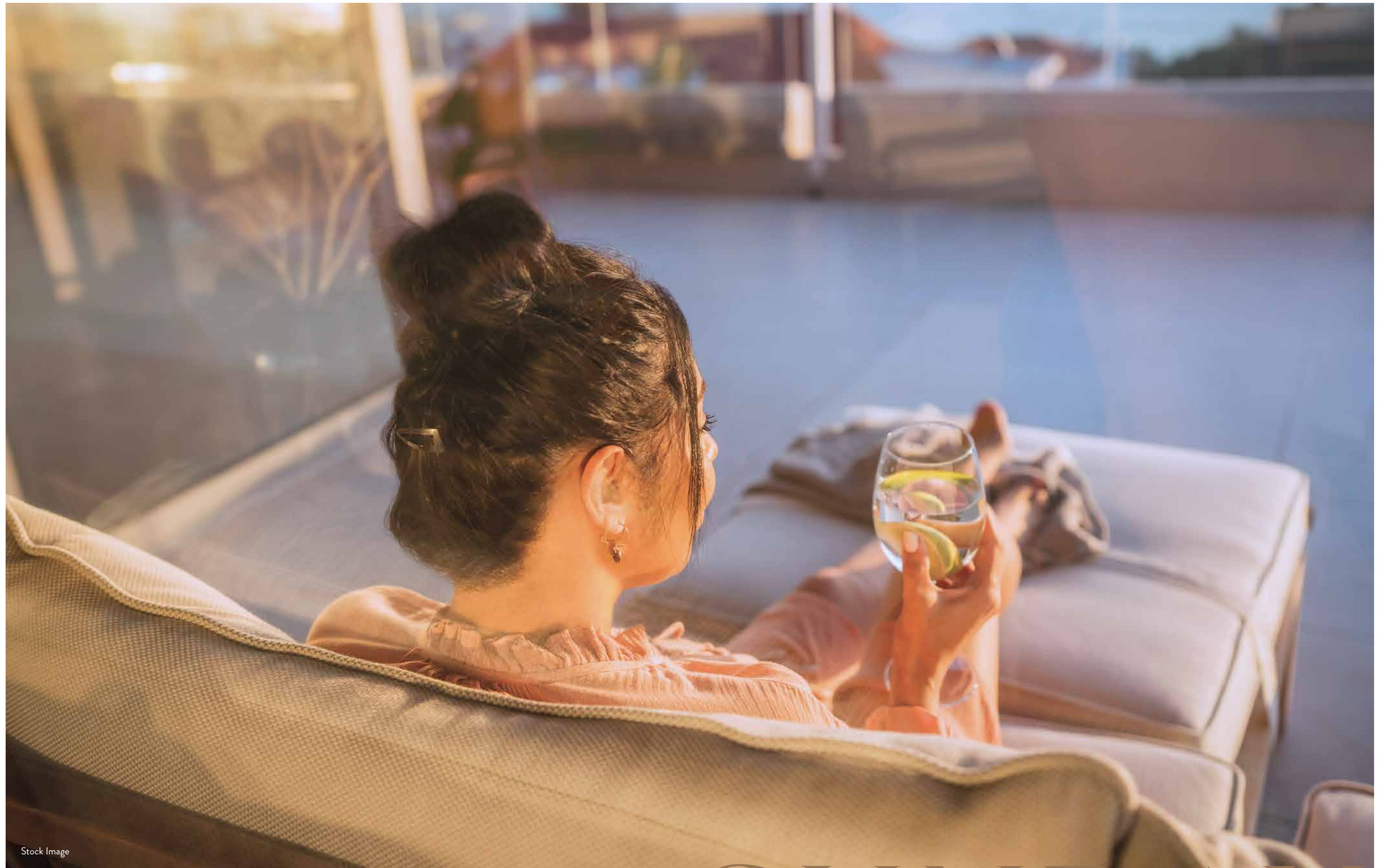
Artistic Impression



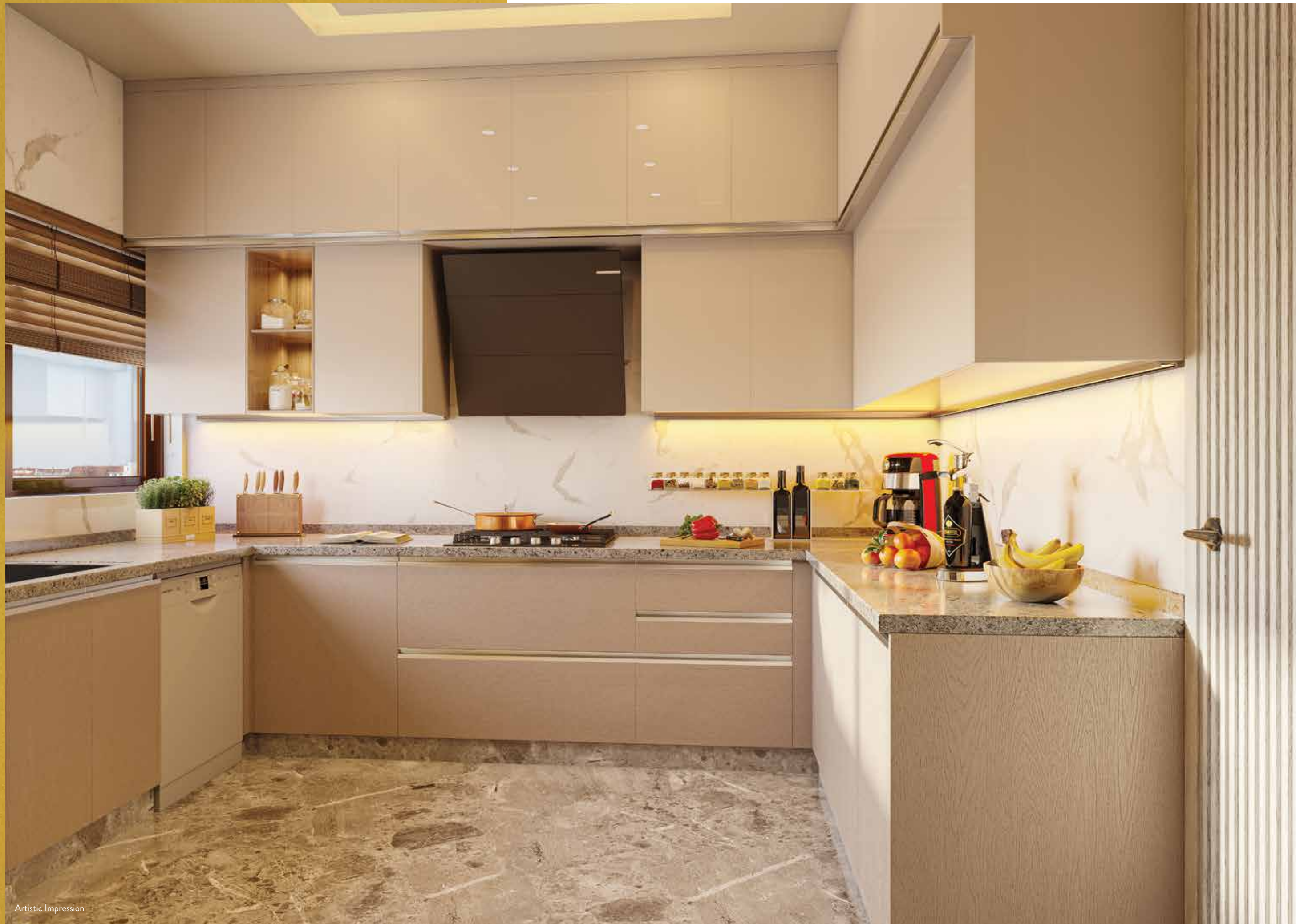
Bathrooms with Premium Fittings makes it a symbol of personal privilege



6'6" Wide Balconies & Sun-Deck options for you to throw a Sunday Brunch during winters or simply to gaze at the stars at night



SUNDAY



Artistic Impression



Modular Kitchen with Italian Marble Flooring and Quartzite Counter
Fully-fitted Modular Kitchen with Branded Appliances



Opulent reception and waiting lounge
Designed around your luxurious lifestyle



OPULENT



Active Living Offerings

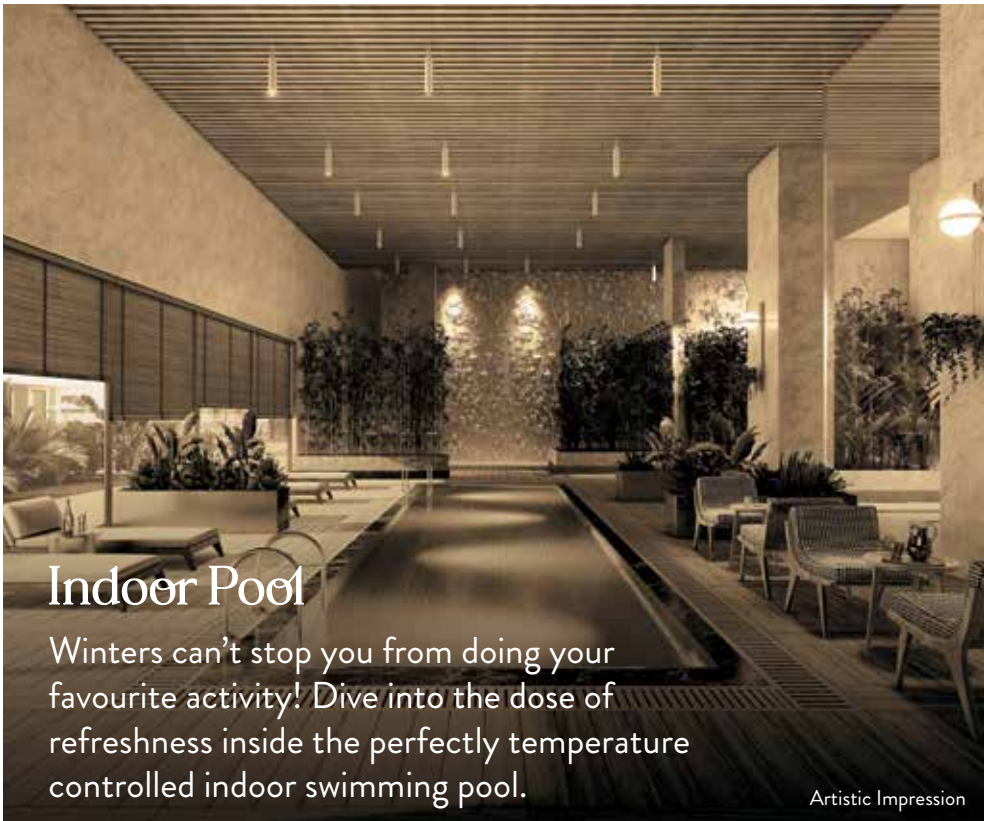
Experience feeling alive and enjoying a wholesome life



Volleyball Court

A dedicated sports arena for you to play your favourite outdoor game.

Stock Image



Indoor Pool

Winters can't stop you from doing your favourite activity! Dive into the dose of refreshness inside the perfectly temperature controlled indoor swimming pool.

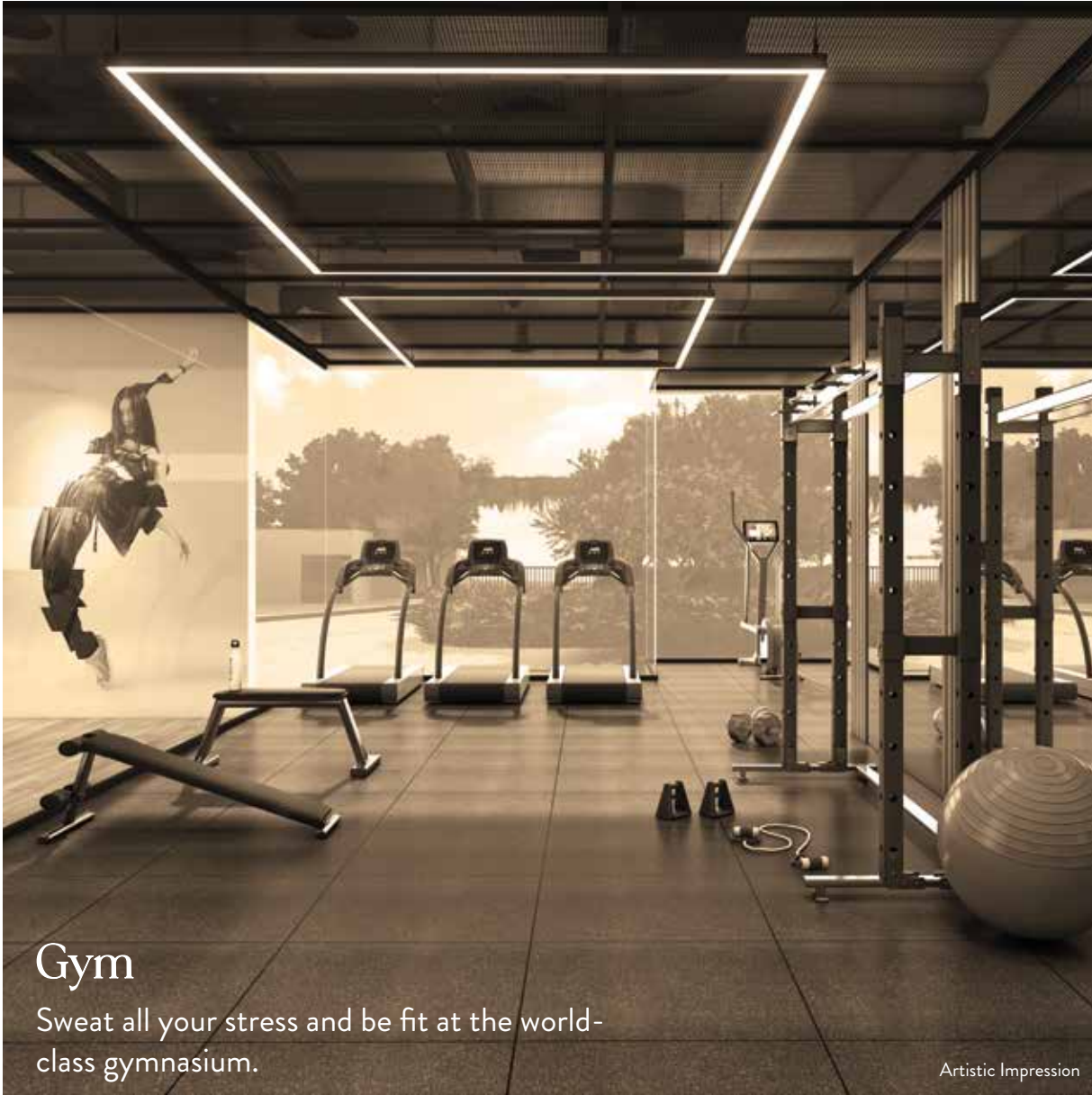
Artistic Impression



Cricket Net Practice

Practise your swings & shots in the class apart cricket net.

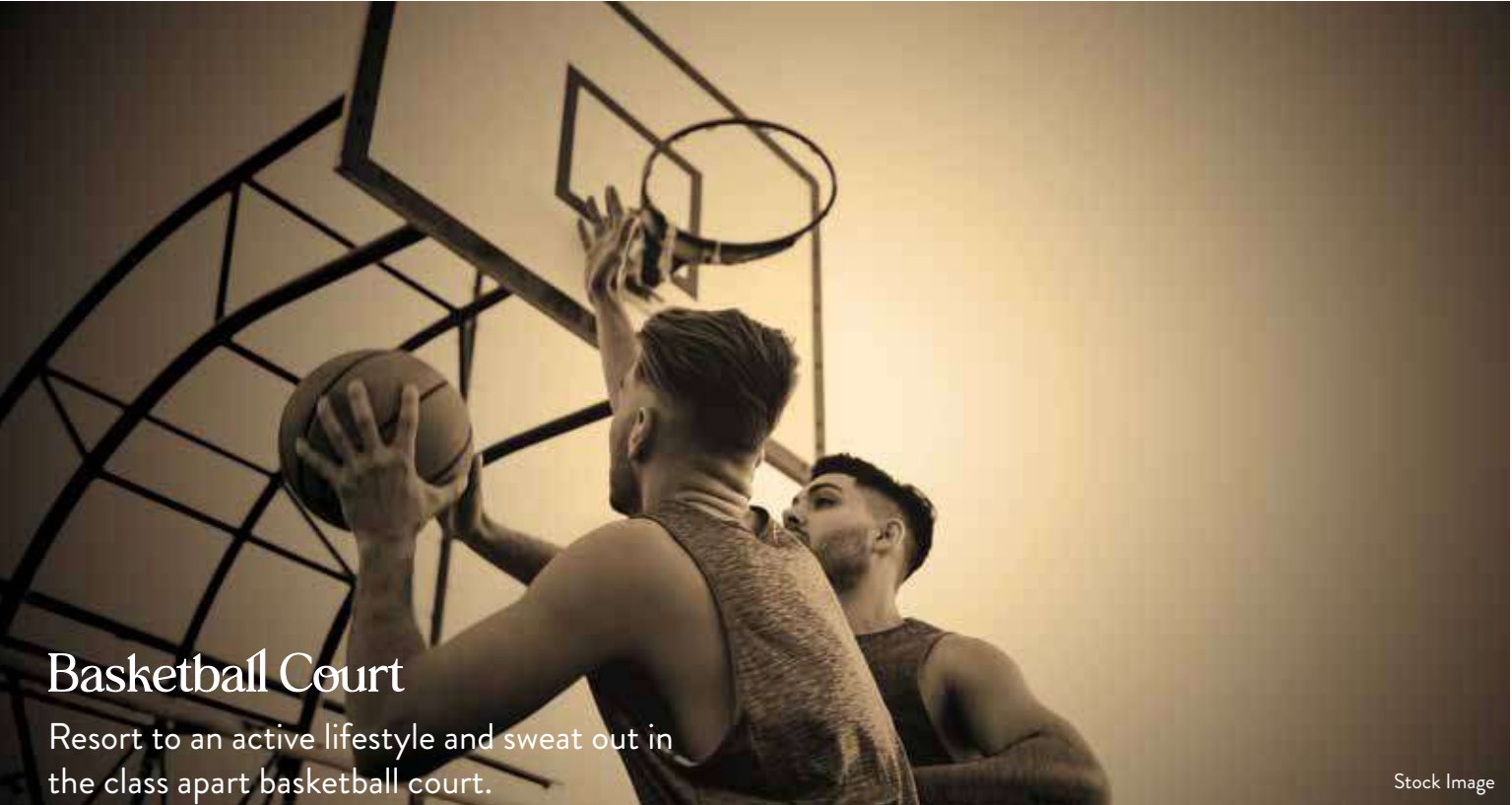
Stock Image



Gym

Sweat all your stress and be fit at the world-class gymnasium.

Artistic Impression



Basketball Court

Resort to an active lifestyle and sweat out in the class apart basketball court.

Stock Image

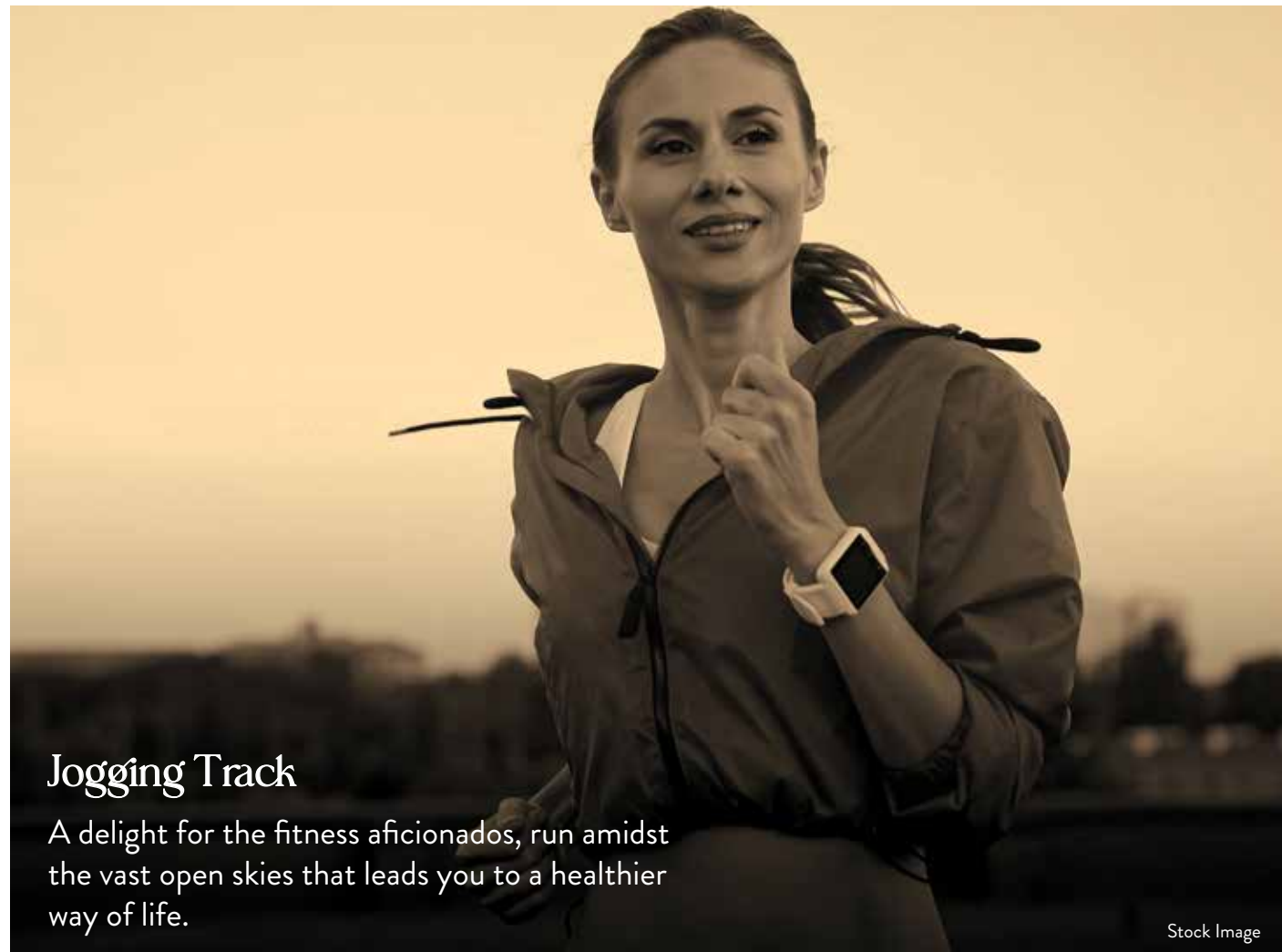




Kids Pool

Let your little ones splunge in happiness with a kids pool that's perfectly safe.

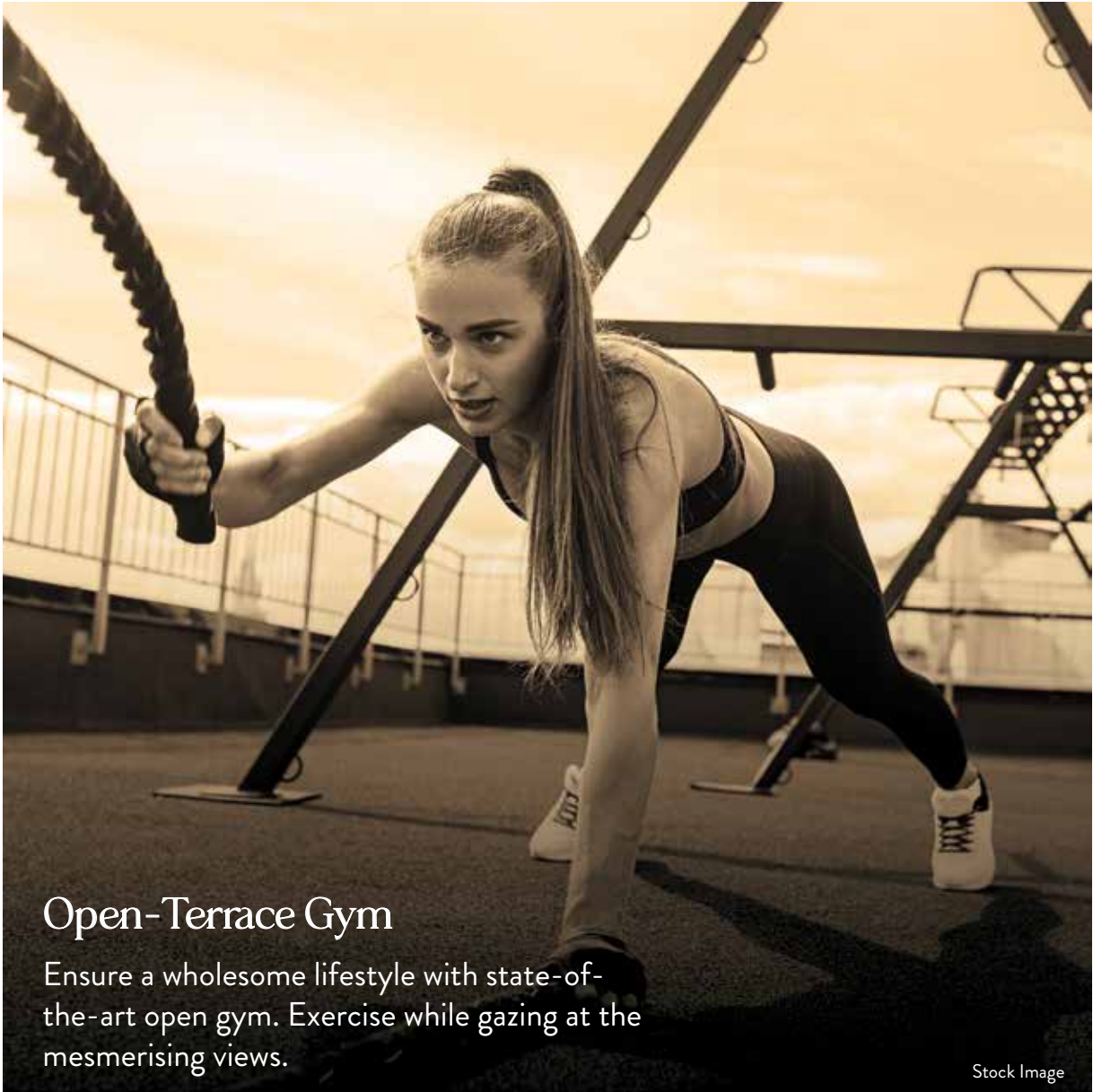
Stock Image



Jogging Track

A delight for the fitness aficionados, run amidst the vast open skies that leads you to a healthier way of life.

Stock Image



Open-Terrace Gym

Ensure a wholesome lifestyle with state-of-the-art open gym. Exercise while gazing at the mesmerising views.

Stock Image



Outdoor Pool

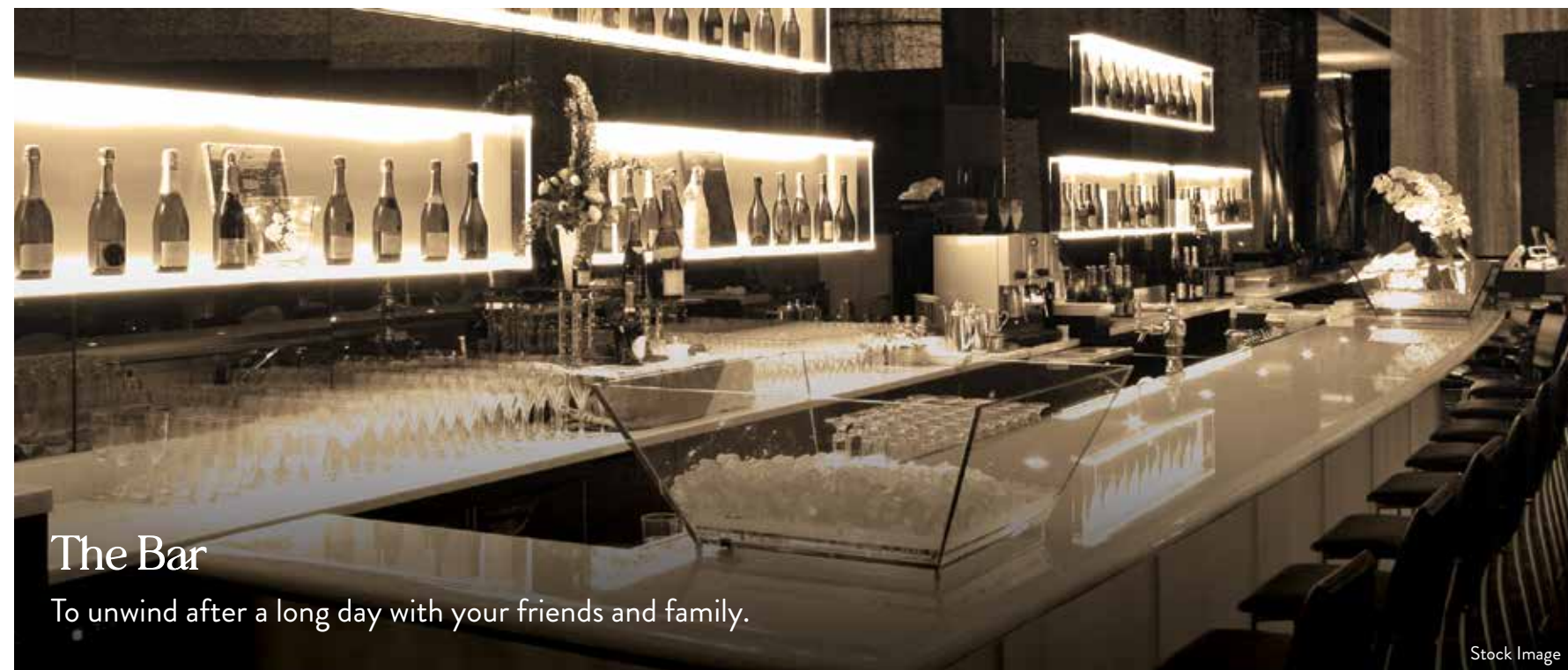
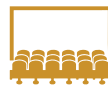
A view so captivating, we gave you a pool to soak in it.

Artistic Impression

Lifestyle Offerings



Experience connecting with life, in an otherwise disconnected world



The Bar

To unwind after a long day with your friends and family.

Stock Image



Multipurpose Zone for Banqueting & Events

To relax, laugh, build memories with your friends and family.

Stock Image



Mini Theatre

Take your pick for your movie night in the personalised theatre.

Artistic Impression



Tuck Shop

For ease & convenience, whatever you need is minutes away from you.

Stock Image



The All-Day Dining

When all you want is some soulful food and laughter of friends and family filling up your world with joy anytime of the day.

Artistic Impression



Recreation Lounge

An opulent lounge that is designed around you for a luxurious lifestyle.

Stock Image



Open Air Theatre

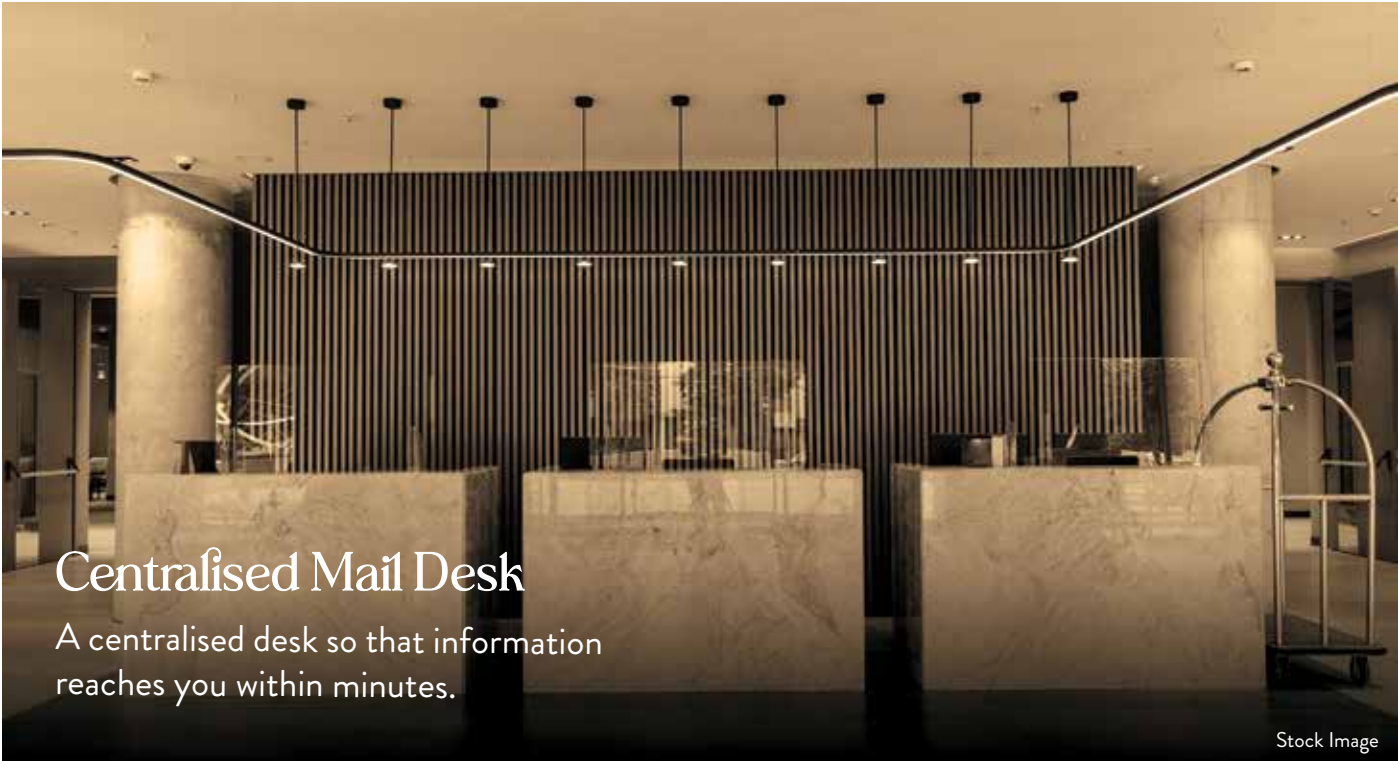
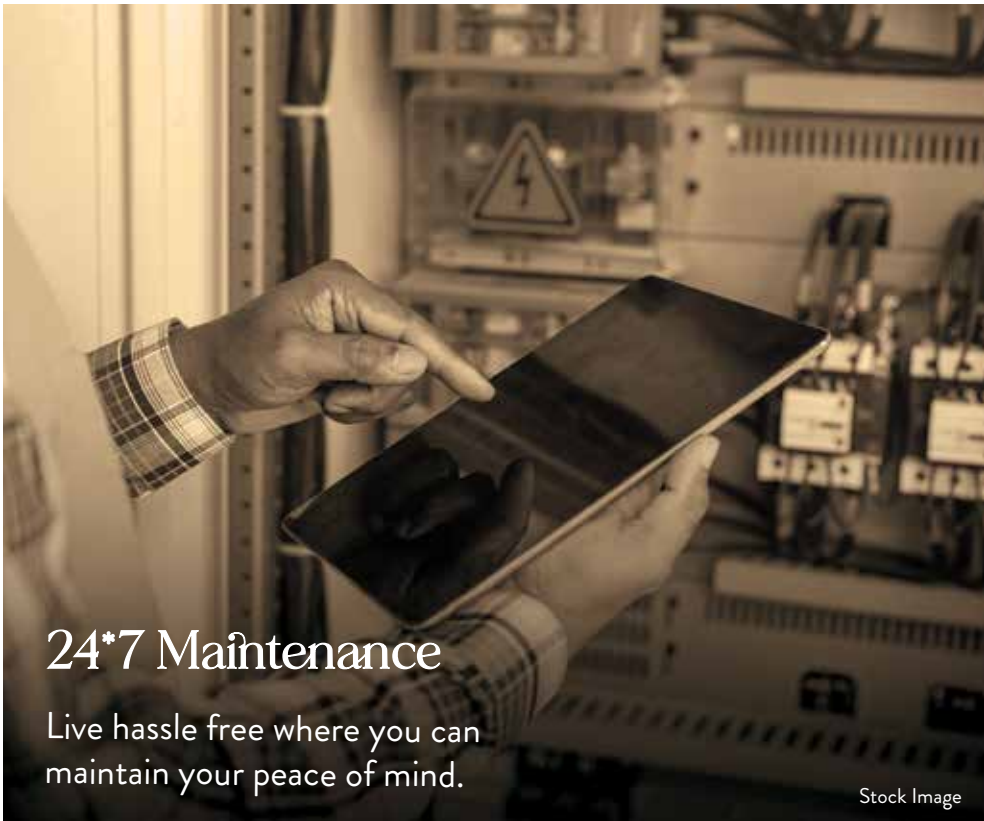
Enjoy your favourite movie under the blanket of stars.

Stock Image



Services

Experience exceptional services and amenities throughout the year



Wellness Offerings



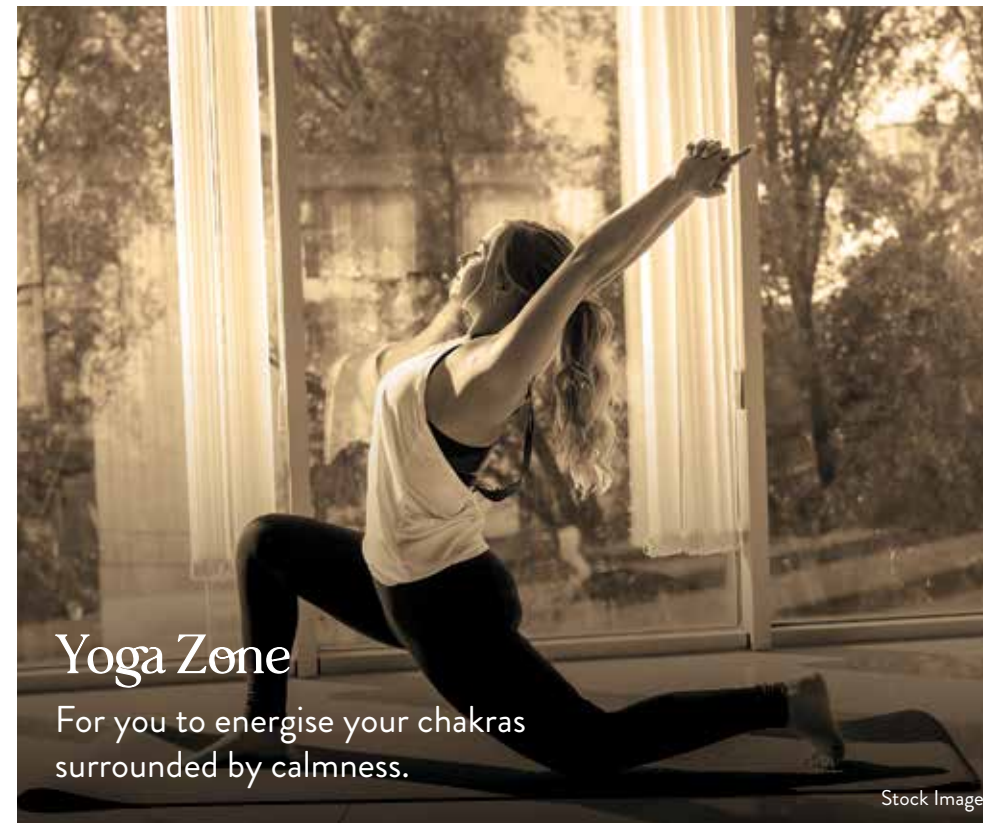
Make wellness an experience with a serene mind and a healthy body



Medical Room

Don't fret over any injuries with the well-equipped medical room.

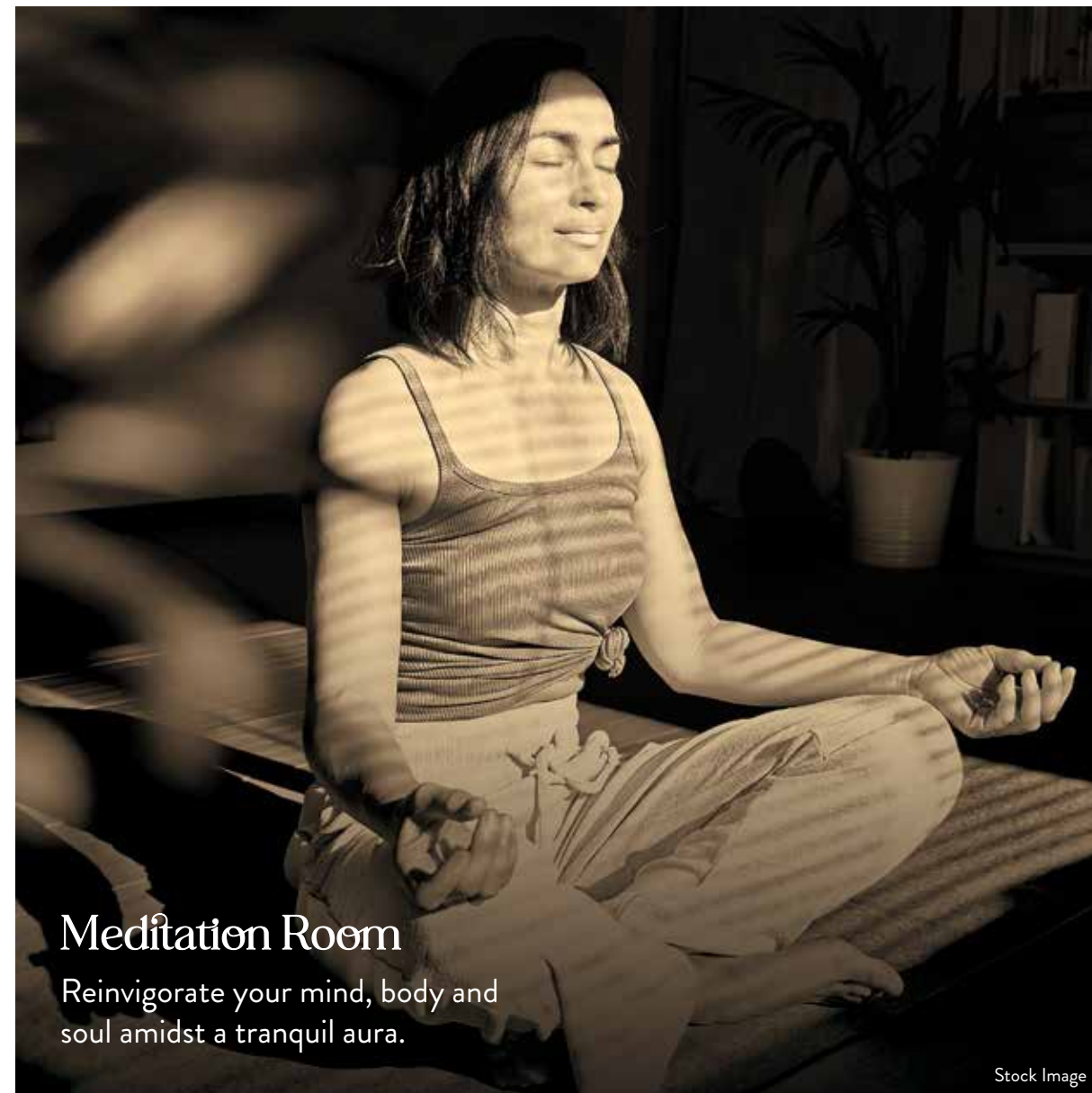
Stock Image



Yoga Zone

For you to energise your chakras surrounded by calmness.

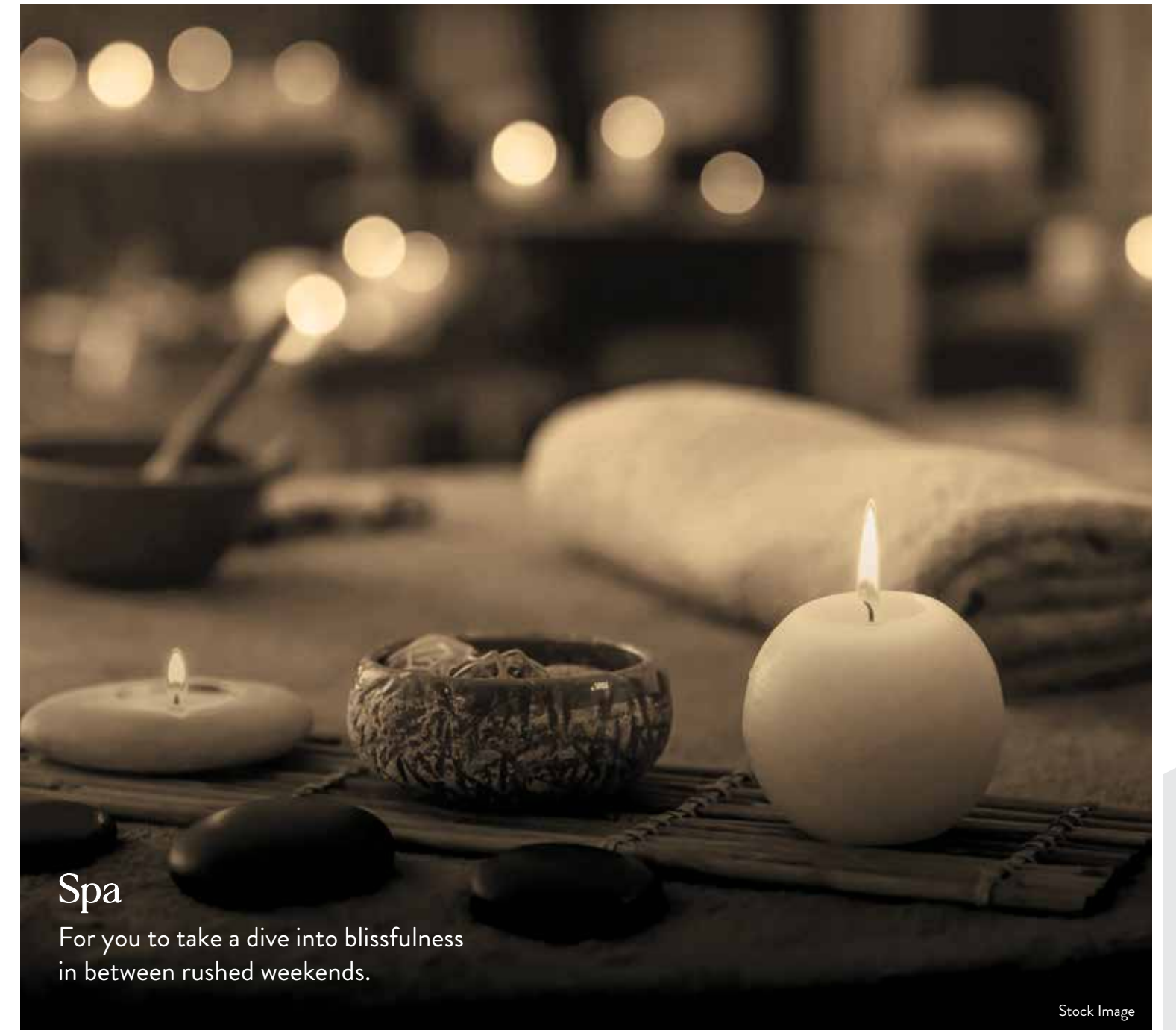
Stock Image



Meditation Room

Reinvigorate your mind, body and soul amidst a tranquil aura.

Stock Image



Spa

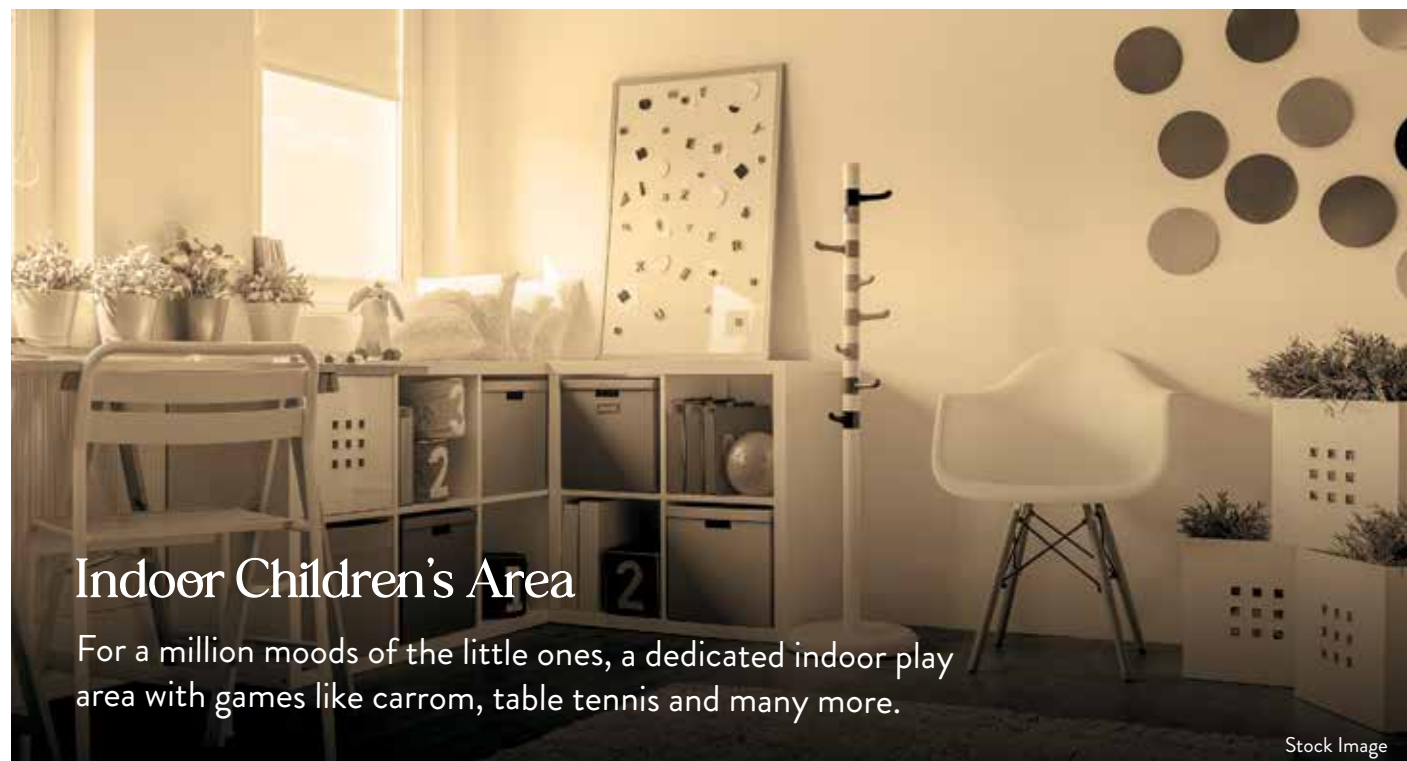
For you to take a dive into blissfulness in between rushed weekends.

Stock Image

Kid's Offerings



Let your child set free and play amidst secured environs while sipping on your favourite drink



Indoor Children's Area

For a million moods of the little ones, a dedicated indoor play area with games like carrom, table tennis and many more.

Stock Image



Outdoor Children's Area

A safe and secured play area so that your kids can revel freely.

Stock Image



Children's Play Area

Let the good times roll with an interestingly designed play area on the rooftop.

Stock Image



Children's Gym

Elevate your child's fitness with a well-equipped children's gymnasium.

Stock Image



Gaming Zone

Indulge in a fun game with your children. Tripundra has a host of games to play and enjoy.

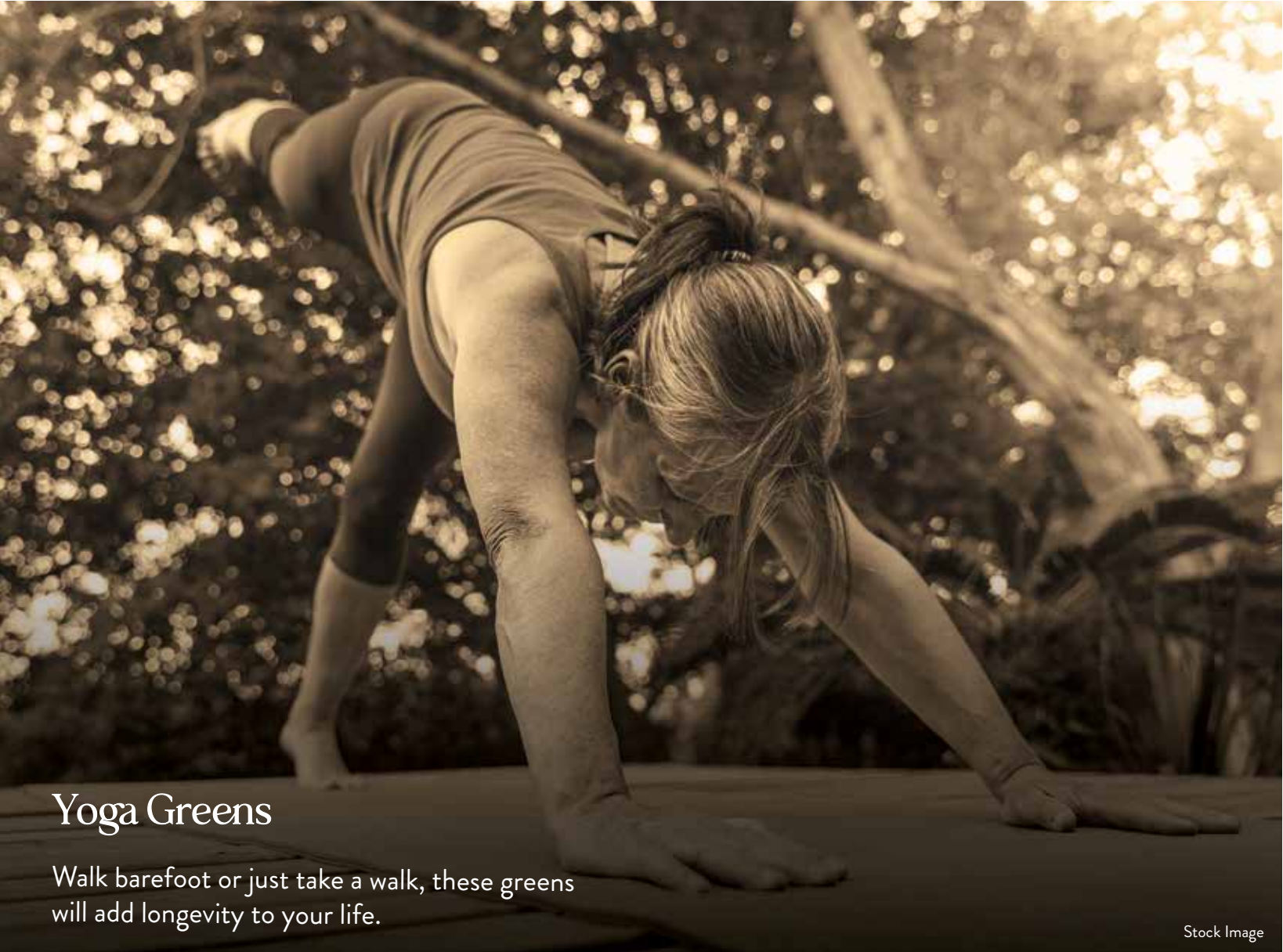
Stock Image



*Senior-Citizen
Offerings*



Watch your elders have the best time of their lives





Pets Offerings

Give your furry friend a pawsome experience



Pet Corner

Give your fluffy friends some great friends to play and spend the day.

Stock Image



Pet Grooming Centre

Let your pets have a pawsome time at the pampering session by professionals.

Stock Image



Experiential Living Offerings



Experience the goodness of going back to the roots at your own home, in New Delhi



Pottery Barn

For you to get your hands dirty, while cleansing your soul and fueling the artist in you.

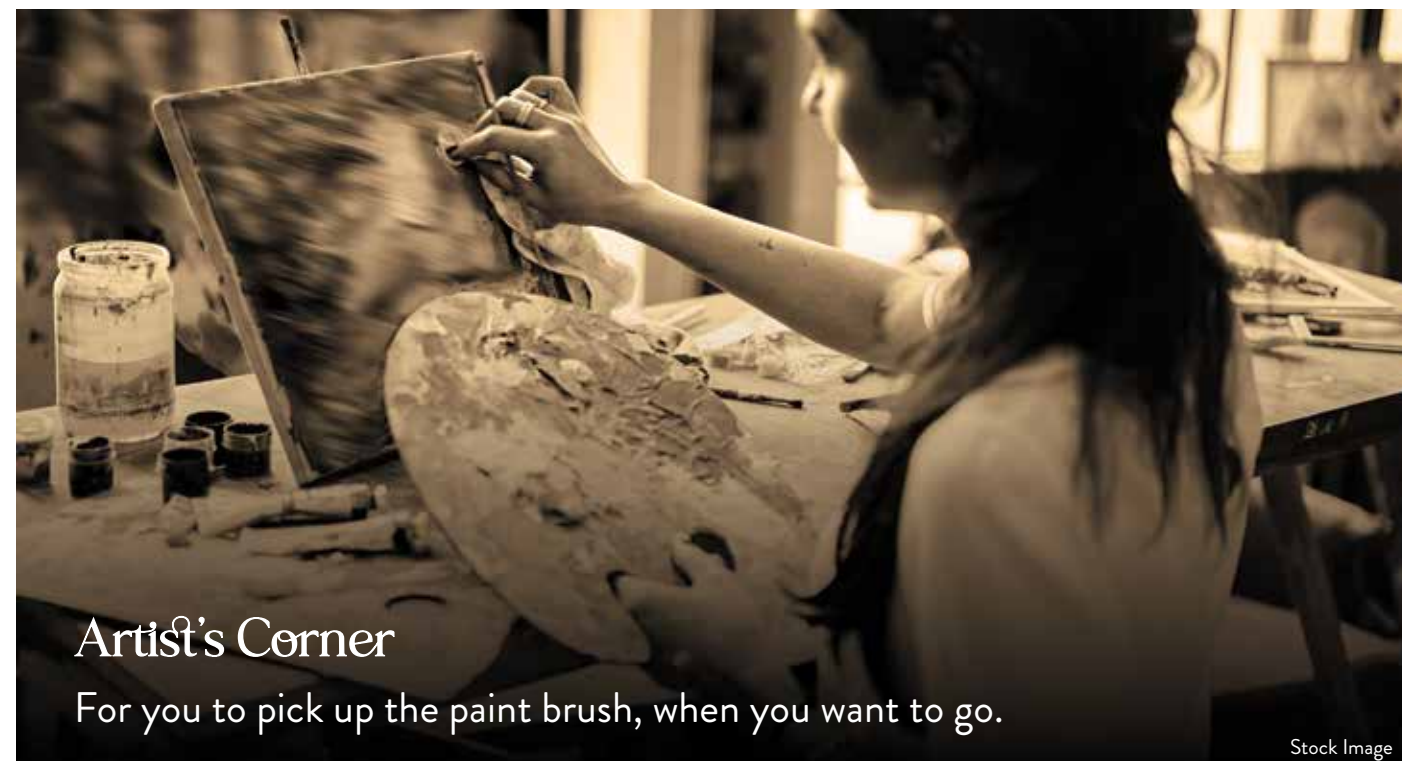
Stock Image



Observatory Deck

Get lost in the twinkling stars and galaxies!

Stock Image



Artist's Corner

For you to pick up the paint brush, when you want to go.

Stock Image



Organic Garden

If you want to grow your own organic veggies.

Stock Image



Zen Garden

For you to be able to reflect on life in tranquility calmness.

Stock Image



Personalisation





Stock Image

Uber Chic

Urban Chic is a balanced mix of cosmopolitan, modern, minimalist design at its best. A main stay of boutique hotels and Luxury Apartments. Plain walls forms a base where which makes it easy to add design accents through pops of colours by way of fabric and artwork.



Room: Living, Dining, Kitchen
Area: Floor
Product: Marble



Room: Bedrooms, Servant/Study
Area: Floor
Product: Laminate Floor



Room: Master Bathroom
Area: Floor, Wall, Counter
Product: Marble



Room: Bathroom 2
Area: Floor and Dado
Product: Tile



Room: Bathroom 3
Area: Floor and Dado
Product: Tile



Room: Helper's Bathroom
Area: Floor and Dado
Product: Tile



Room: Balcony Flooring
Area: Floor
Product: Tile



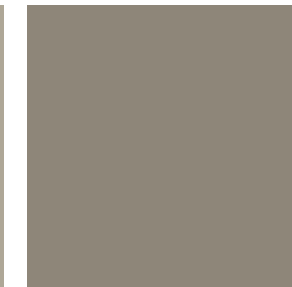
Room: Kitchen
Area: Walls
Product: Tile



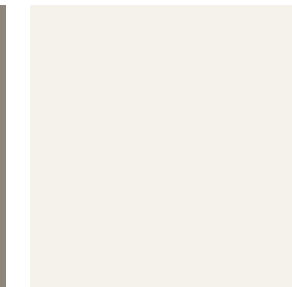
Room: Kitchen
Area: Counter
Product: Quartz



Room: Kitchen
Area: Upper Cabinet
Product: Membrane



Room: Kitchen
Area: Lower Cabinet
Product: Membrane



Room: Miscellaneous
Area: Walls
Product: Paint



Stock Image

Contemporary

The Contemporary palette employs minimalistic elements with endless opportunities to evolve. It distils the most current design trends into spaces that are subtle and easy to adapt into your own personal style.



Room: Living, Dining, Kitchen
Area: Floor
Product: Marble



Room: Bedrooms, Servant/Study
Area: Floor
Product: Laminate floor



Room: Master Bathroom
Area: Floor, Wall, Counter
Product: Marble



Room: Bathroom 2
Area: Floor and Dado
Product: Tile



Room: Bathroom 3
Area: Floor and Dado
Product: Tile



Room: Helper's Bathroom
Area: Floor and Dado
Product: Tile



Room: Balcony Flooring
Area: Floor
Product: Tile



Room: Kitchen
Area: Walls
Product: Tile



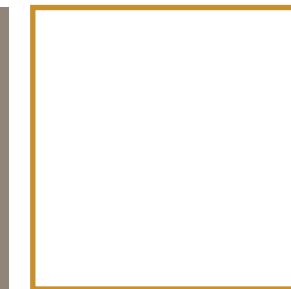
Room: Kitchen
Area: Counter
Product: Quartz



Room: Kitchen
Area: Upper Cabinet
Product: Membrane



Room: Kitchen
Area: Lower Cabinet
Product: Membrane



Room: Miscellaneous
Area: Walls
Product: Paint



Stock Image

Boho Chic

The Boho Chic home decor style adopts a neutral base with pops of elements and colors which are texturally and visually diverse. Rattan, macramé, ethnic patterns on pillows and rugs, natural wood veneers etc. combined with the relaxed features of modern interior design results in spaces that are fresh and inviting.



Room: Living, Dining, Kitchen
Area: Floor
Product: Marble



Room: Bedrooms, Servant/Study
Area: Floor
Product: Laminate Floor



Room: Master Bathroom
Area: Floor, Wall, Counter
Product: Marble



Room: Bathroom 2
Area: Floor and Dado
Product: Tile



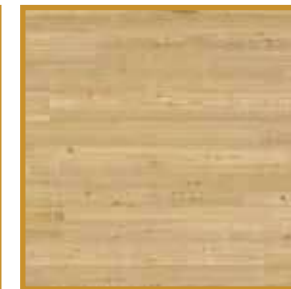
Room: Bathroom 3
Area: Floor and Dado
Product: Tile



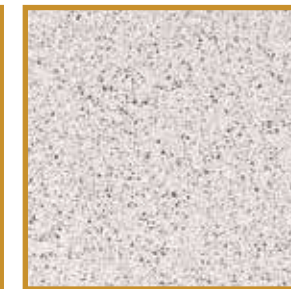
Room: Helper's Bathroom
Area: Floor and Dado
Product: Tile



Room: Balcony Flooring
Area: Floor
Product: Tile



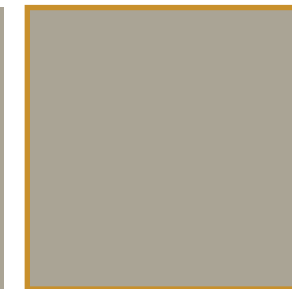
Room: Kitchen
Area: Walls
Product: Tile



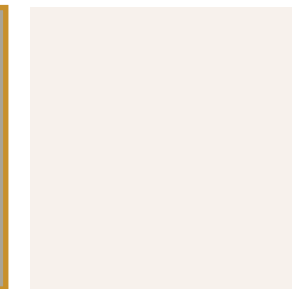
Room: Kitchen
Area: Counter
Product: Quartz



Room: Kitchen
Area: Upper Cabinet
Product: Membrane



Room: Kitchen
Area: Lower Cabinet
Product: Membrane



Room: Miscellaneous
Area: Walls
Product: Paint



Stock Image

Modern Classic

This is a slightly more robust design language drawing its inspiration from classic European house design which serves as a base. This coupled with modern elements by way of furniture, accessories, neutral upholstery, and such goes on to create a very balanced yet bold aesthetic.



Room: Living, Dining, Kitchen
Area: Floor
Product: Marble



Room: Bedrooms, Servant/Study
Area: Floor
Product: Laminate Floor



Room: Master Bathroom
Area: Floor and Dado
Product: Tile



Room: Bathroom 2
Area: Floor and Dado
Product: Tile



Room: Bathroom 3
Area: Floor and Dado
Product: Tile



Room: Helper's Bathroom
Area: Floor and Dado
Product: Tile



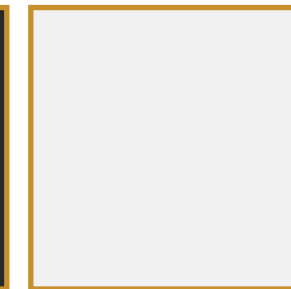
Room: Balcony Flooring
Area: Floor
Product: Tile



Room: Kitchen
Area: Walls
Product: Tile



Room: Kitchen
Area: Counter
Product: Quartz



Room: Kitchen
Area: Upper Cabinet
Product: Membrane

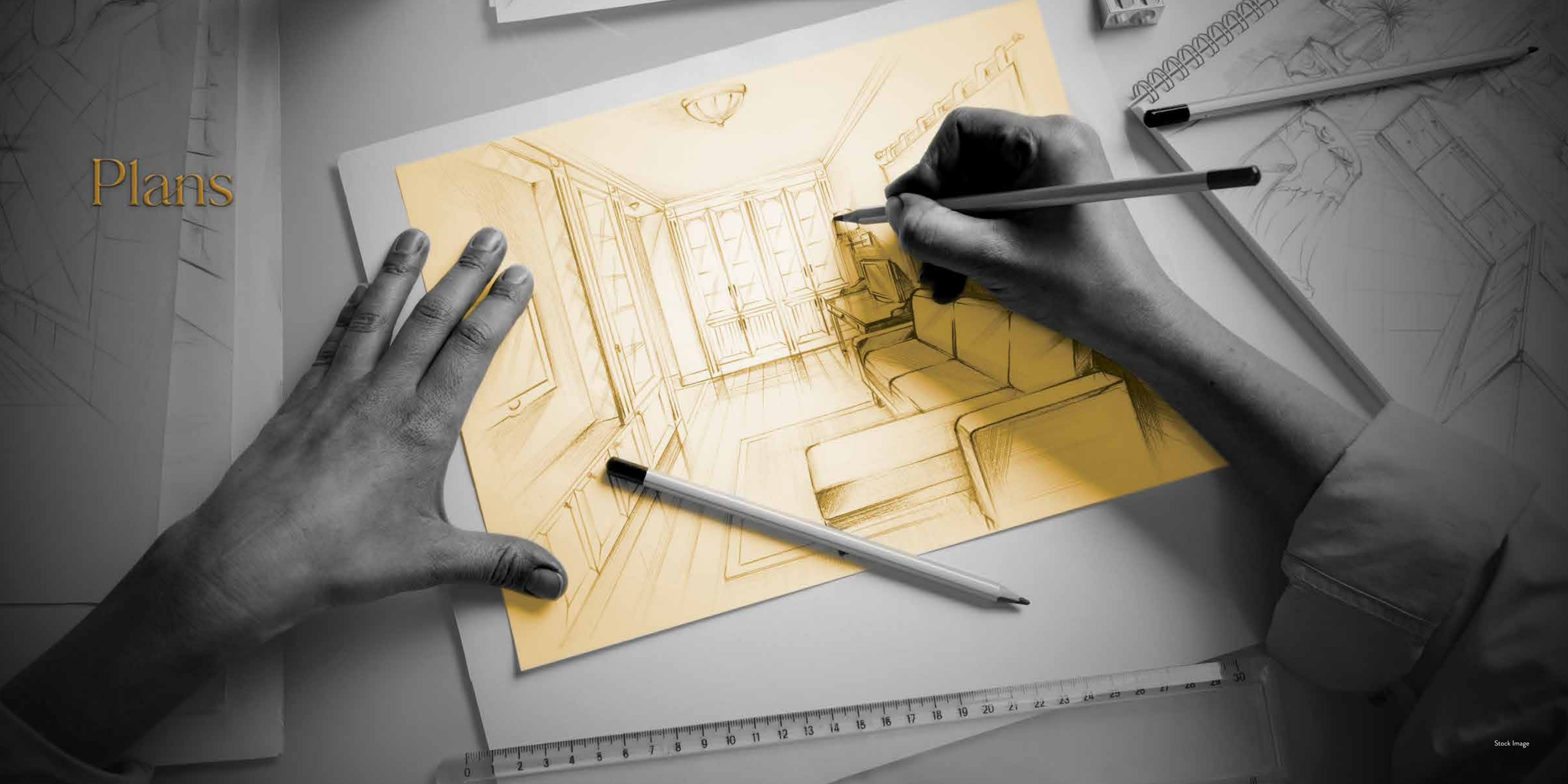


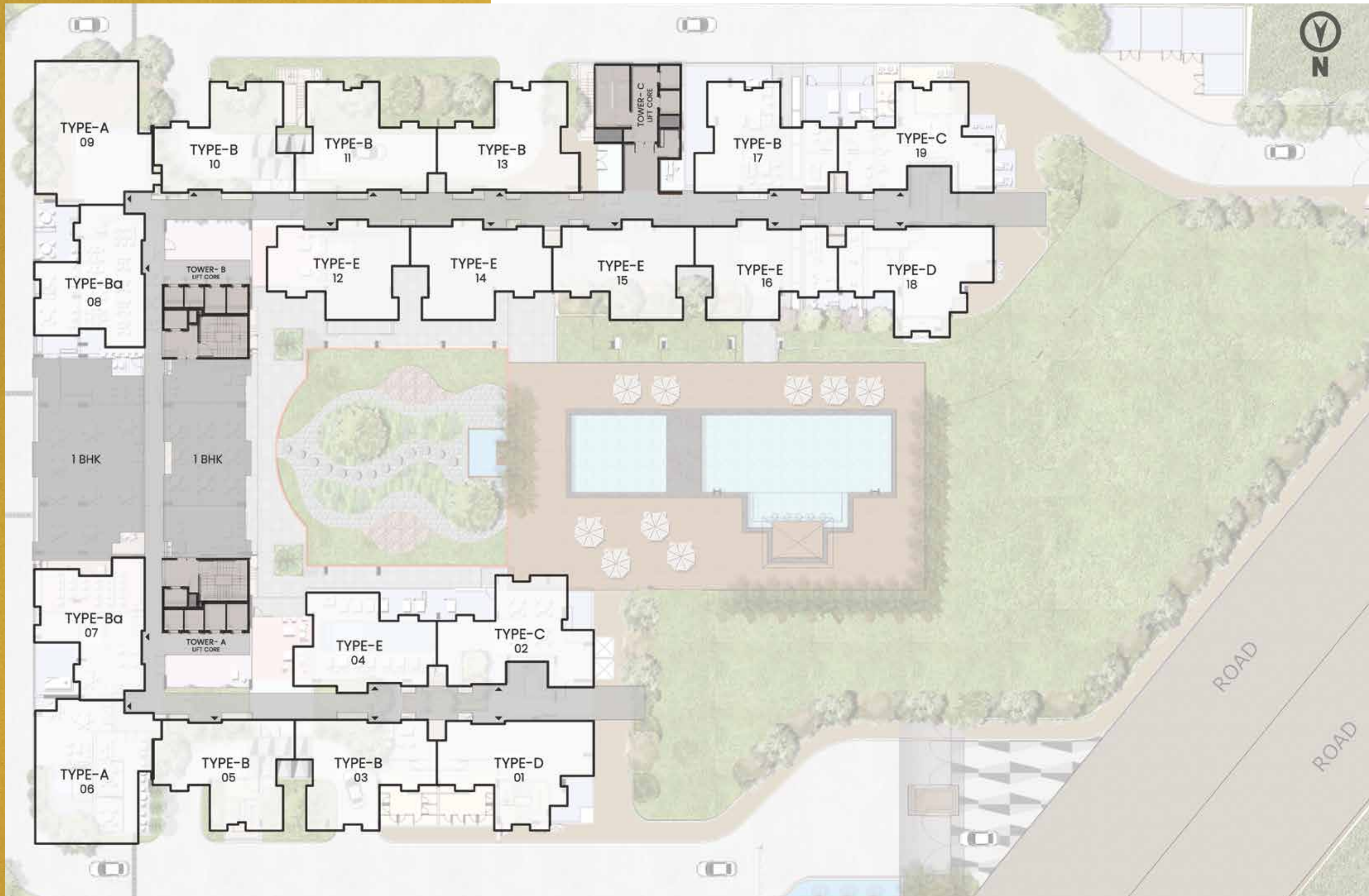
Room: Kitchen
Area: Lower Cabinet
Product: Membrane



Room: Miscellaneous
Area: Walls
Product: Paint

Plans





Typology Plan

TYPICAL UNIT LAYOUT

Sale area : 2577 SQ.FT.

Carpet Area

140.56 SQ M/1513 SQ FT

Balcony Area

22.40 SQ M/241 SQ FT

Legend

1. LIVING\ DINING	$(13'-2.5" \times 22'-5.5") + (9'-10.5" \times 13'-0.5")$
2. KITCHEN	12'-0.5" x 10'-11"
3. BALCONY	18'-7" x 4'-7.5"
4. BALCONY	15'-1" x 14'-5.5"
5. STUDY	6'-6" x 6'-7.5"
6. TOILET	6'-0" x 3'-5.5"
7. MASTER BED ROOM	14'-9" x 10'-5.5"
8. DRESS	7'-2.5" x 5'-0"
9. TOILET	7'-5" x 5'-9.5"
10. BED ROOM	11'-6" x 10'-0.5"
11. TOILET	9'-2" x 7'-2"
12. BED ROOM	10'-2" x 10'-10"
13. TOILET	7'-4.5" x 5'-0"
14. BED ROOM	10'-2.5" x 12'-7"
15. TOILET	7'-2.5" x 5'-0"
16. TOILET	6'-6" x 3'-11"
17. BALCONY	3'-1.5" x 6'-0"



TYPICAL UNIT LAYOUT
FIRST (A1)

All Concept/Artistic layout plans may undergo revision as decided by the Company in the best interest of the development. The images, furniture, fittings, specifications shown herein are artist's impressions and the details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the project.

1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 3164 sq.ft.

Carpet Area

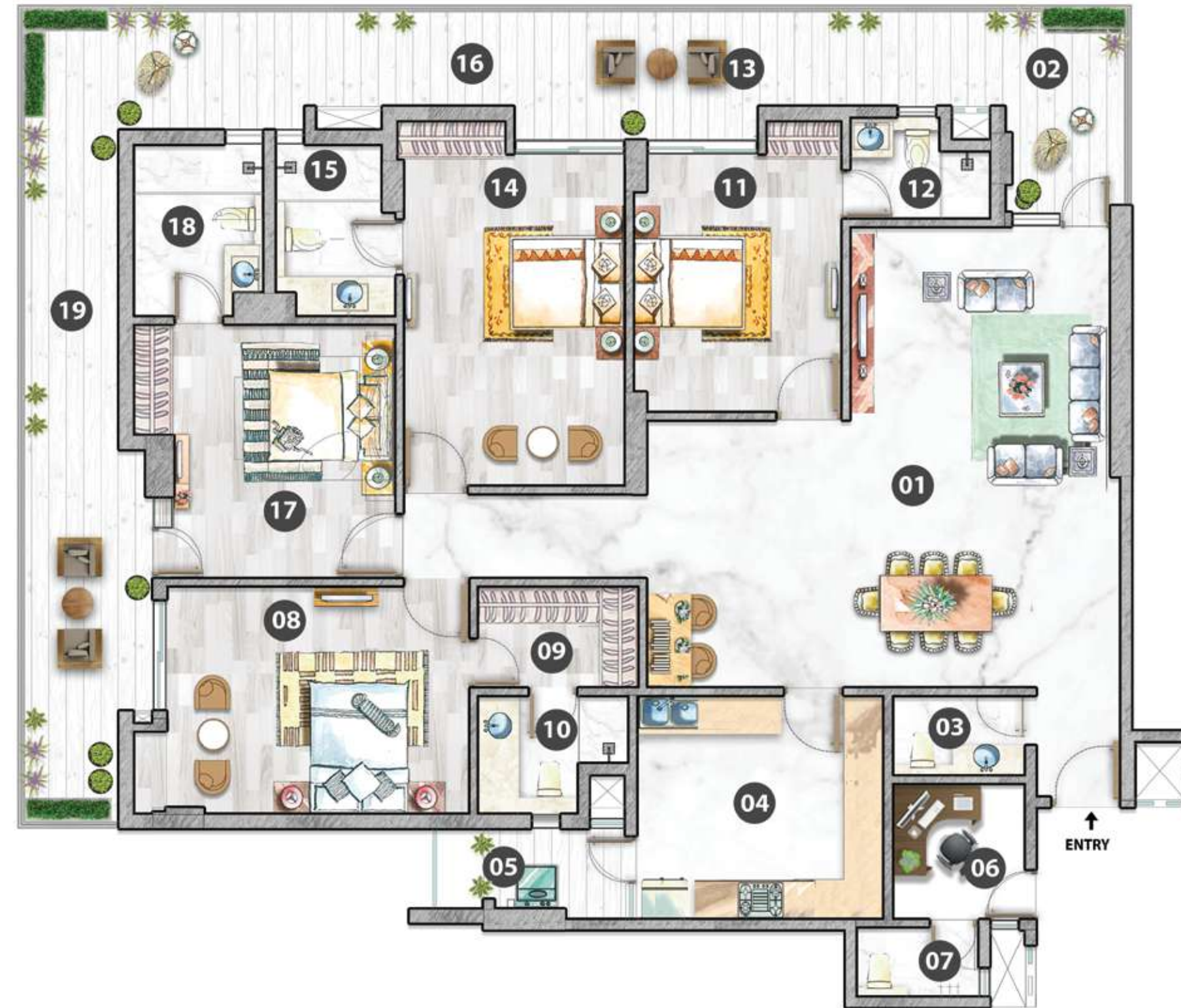
151.71 SQ M/1633 SQ FT

Balcony Area

48.31 SQ M/520 SQ FT

Legend

1. Living/Dining	(13' -2.5" x 22' -5.5") + (9' -10.5" x 13' 0.5")
2. Balcony	6'-6" Wide
3. Powder Room	6' 6" x 3' 11"
4. Kitchen	12'-0.5" x 10'-11"
5. Utility Balcony	6'-10" x 4'-5.5"
6. Study	6'-6" x 6'-7.5"
7. W.C	6' 0" x 3' 5.5"
8. Master Bedroom	11' -1.5" x 14' -9"
9. Dress	7' -2.5" x 5' -0"
10. Toilet	7' -5" x 5'- 9.5"
11. Bedroom	10' -2.5" x 12'-7"
12. Toilet	6'-10.5" x 5'-0"
13. Balcony	6'-6" Wide
14. Bedroom	10' -10" x 16'- 2"
15. Toilet	5'-11" x 8'-5"
16. Balcony	6'-6" Wide
17. Bedroom	10'-10" x 12'-4.5"
18. Toilet	6'-5" x 8'-5"
19. Balcony	6'-6" Wide



TYPICAL UNIT LAYOUT

SECOND (A2), THIRD (A3), FOURTH (A4), FIFTH (A5),

SIXTH (A6), SEVENTH (A7), EIGHTH (A8), NINTH (A9) AND TENTH (A10)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2473sq.ft.

Carpet Area

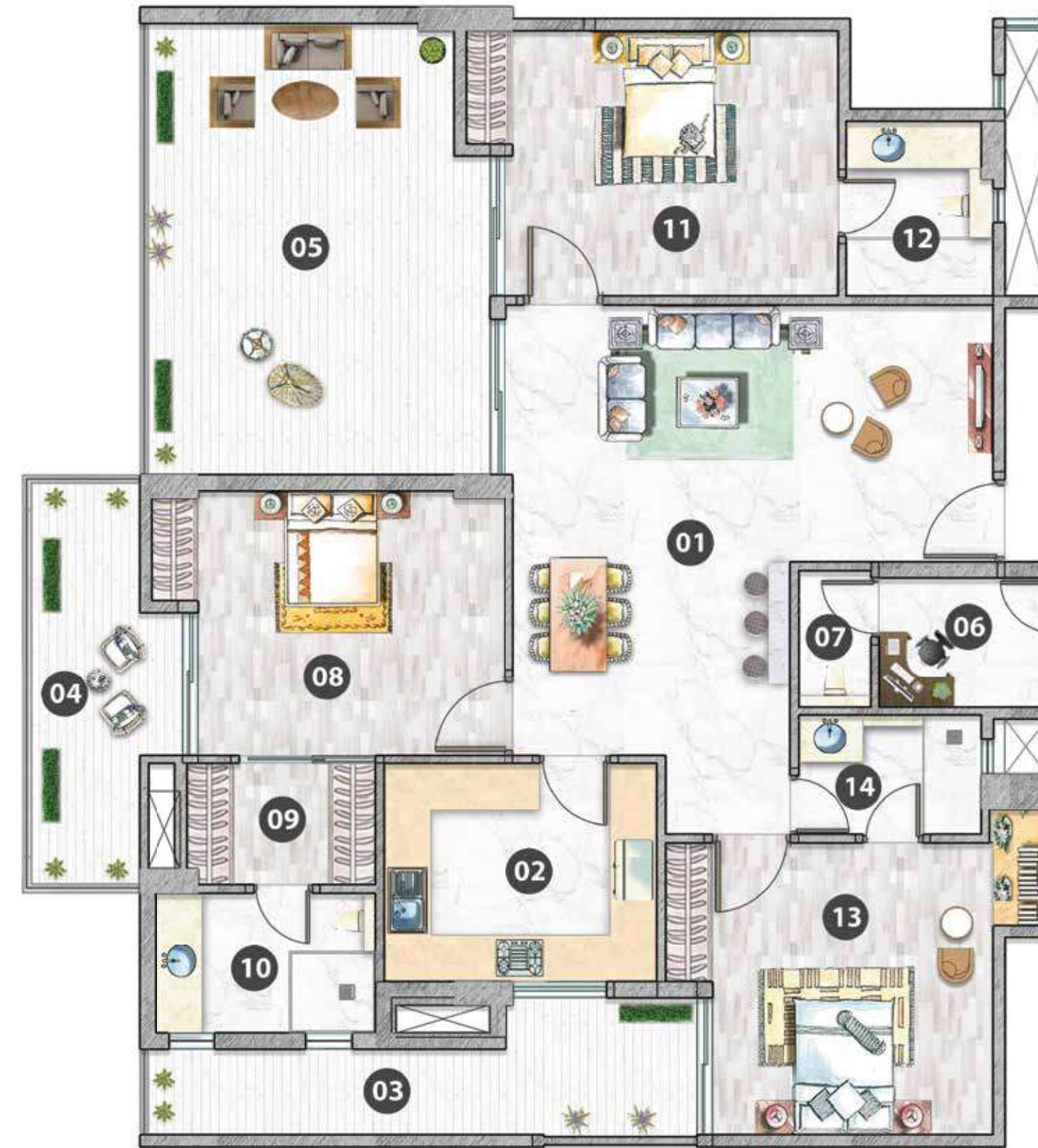
111.95 SQ M/ 1205 SQ FT

Balcony Area

44.31 SQ M/477 SQ FT

Legend

1. LIVING\ DINING	(20'-1.5"x10'-10")+(11'-8"x8'-1")
2. KITCHEN	11'-6"x9'-2"
3. BALCONY	6'-0"x23'-4"
4. BALCONY	4'-11"x17'-6"
5. BALCONY	14'-8"x19'-3.5"
6. STUDY	7'-0"x5'-5"
7. W.C	3'-1"x5'-9"
8. MASTER BED ROOM	12'-10"x11'-1.5"
9. DRESS	7'-11"x5'-1"
10. TOILET	9'-3"x5'-11"
11. BED ROOM	13'-8"x11'-1.5"
12. TOILET	5'-8"x7'-4.5"
13. BED ROOM	11'-9.5"x12'-3"
14. TOILET	7'-8"x5'-0"



TYPICAL UNIT LAYOUT
FIRST (B 0103, B 0105)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2583 sq.ft.

Carpet Area

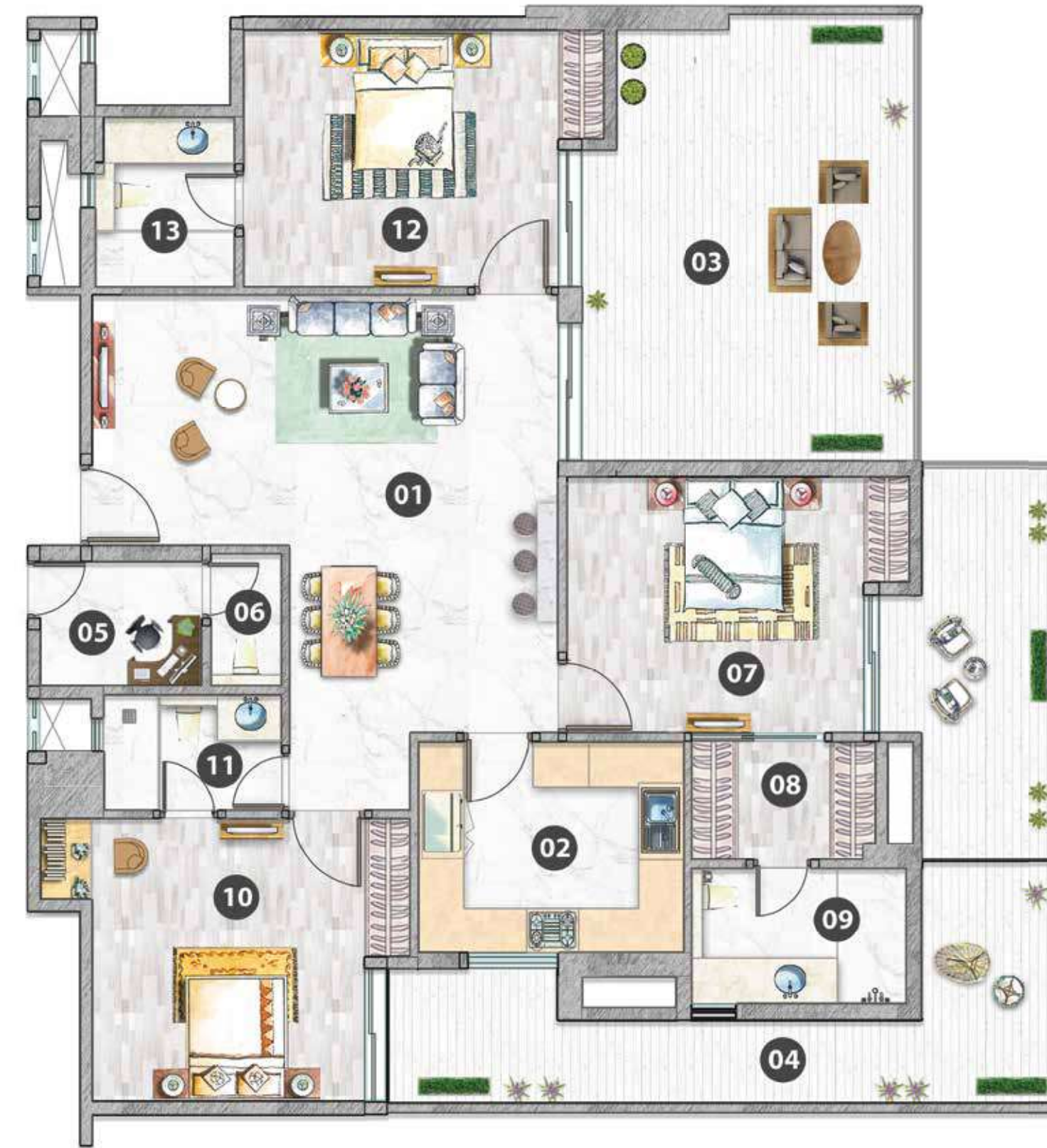
111.95 SQ M/ 1205 SQ FT

Balcony Area

51.28 SQ M/552 SQ FT

Legend

1. LIVING\ DINING	(20'-1.5"x10'-10")+(11'-8"x11'-5")
2. KITCHEN	11'-6"x9'-2"
3. BALCONY	14'-8"x19'-7.5"
4. BALCONY	6'-0"x28'-1"
5. STUDY	7'-0"x5'-5"
6. W.C	3'-1"x5'-9"
7. MASTER BED ROOM	12'-10"x11'-1.5"
8. DRESS	7'-11"x5'-1"
9. TOILET	9'-3"x5'-11"
10. BED ROOM	11'-0.5"x12'-3"
11. TOILET	7'-8"x5'-0"
12. BED ROOM	13'-8"x11'-1.5"
13. TOILET	7'-4.5"x6'-0"



TYPICAL UNIT LAYOUT
FIRST (B 0110,B 0111)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2886 sq.ft.

Carpet Area

111.95 SQ M/ 1205 SQ FT

Balcony Area

70.42 SQ M/758 SQ FT

Legend

1. LIVING\ DINING	(20'-1.5"x10'-10")+(11'-8"x11'-5")
2. KITCHEN	11'-6"x9'-2"
3. BALCONY	7'-0"x32'-4"
4. BALCONY	6'-6.5"x19'-1.5"
5. BALCONY	19'-8"x19'-8"
6. STUDY	7'-0"x5'-5"
7. W.C	3'-1"x5'-9"
8. BED ROOM	13'-9.5"x11'-1.5"
9. TOILET	6'-0"x8'-0"
10. BED ROOM	12'-10"x11'-1.5"
11. DRESS	7'-11"x5'-1"
12. TOILET	9'-3"x5'-11"
13. BED ROOM	11'-9.5"x12'-3"
14. TOILET	7'-8"x5'-0"



TYPICAL UNIT LAYOUT
FIRST (B 0113)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2931 SQ.FT.

Carpet Area

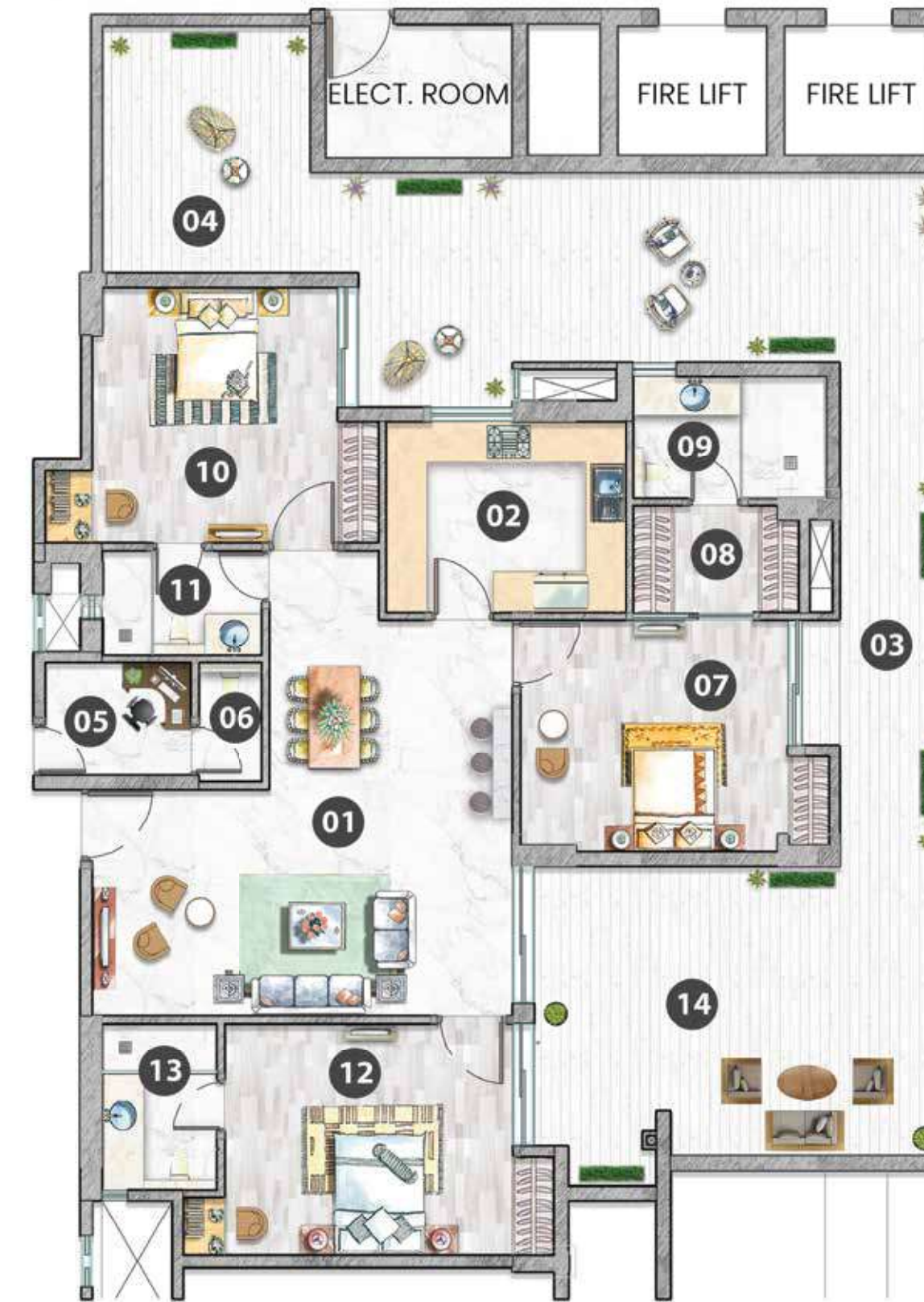
111.95 SQ M/ 1205 SQ FT

Balcony Area

73.30 SQ M/789 SQ FT

Legend

1. LIVING \ DINING	(20'-2"x10'-10")+(11'-8"x11'-5")
2. KITCHEN	11'-6"x9'-2"
3. BALCONY	5'-3"x24'-1"
4. BALCONY	12'-4"x41'-7"
5. STUDY	5'-5"x10'-5"
6. W.C	3'-1"x5'-9"
7. MASTER BED ROOM	12'-10"x11'-1.5"
8. DRESS	7'-11"x5'-1"
9. TOILET	9'-2.5"x5'-11"
10. BED ROOM	11'-9.5"x12'-3"
11. TOILET	7'-8"x5'-0"
12. BED ROOM	13'-10"x11'-1.5"
13. TOILET	5'-6"x8'-0"
14. BALCONY	19'-11"x13'-10.5"



TYPICAL UNIT LAYOUT
FIRST (B 0117)

All Concept/Artistic layout plans may undergo revision as decided by the Company in the best interest of the development. The images, furniture, fittings, specifications shown herein are artist's impressions and the details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the project.

1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 2245 sq.ft.

Carpet Area

111.95 SQ M/1,205 SQ FT

Balcony Area

29.91 SQ M/322 SQ FT

Legend

1. Living/Dining	(20'1.5" x 10'10") + (11'8" x 11'5")
2. Kitchen	11'-6" x 9'-6"
3. Balcony	14'-11.5" x 6'-6.5"
4. Study	7'-0" x 5'-5"
5. W.C	3'-1" x 5'-9"
6. Master Bedroom	12'-10" x 11'-1.5"
7. Dress	7'-11" x 5'-1"
8. Toilet	9'-3" x 5'-11"
9. Balcony	6'-6.5" x 14'-7"
10. Bedroom	13'-9.5" x 11'-1.5"
11. Toilet	6'-0" x 8'-0"
12. Bedroom	11'-9.5" x 12'-3"
13. Toilet	8'-2" x 5'-0"
14. Balcony	6'-10.5" x 5'-10"



TYPICAL UNIT LAYOUT
SECOND (B2), SIXTH (B6) AND TENTH (B10)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 2386 sq.ft.

Carpet Area

111.95 SQ M/1,205 SQ FT

Balcony Area

38.83 SQ M/418 SQ FT

Legend

1. Living/Dining	(20'-1.5"x10'-0")+(11'-8"x11'-5")
2. Kitchen	11'-6"x9'-6"
3. Balcony	14'-11.5"x6'-6.5"
4. Study	7'0"x5'5"
5. W.C	3'-1" x 5'-9"
6. Master Bedroom	11'-1.5"x12'-10"
7. Dress	7'-11"x5'-1"
8. Toilet	9'-3"x5'-11"
9. Balcony	10'-11.5"x17'-6"
10. Bedroom	13'-9.5"x11'-1.5"
11. Toilet	6'-0"x8'-0"
12. Bedroom	11'-9.5"x12'-3"
13. Toilet	8'-2"x5'-0"
14. Balcony	6'-10.5"x5'-10"



TYPICAL UNIT LAYOUT
THIRD (B3), FOURTH (B4), FIFTH (B5),
SEVENTH(B7) EIGHTH(B8) , NINTH (B9)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2071 SQ.FT

Carpet Area

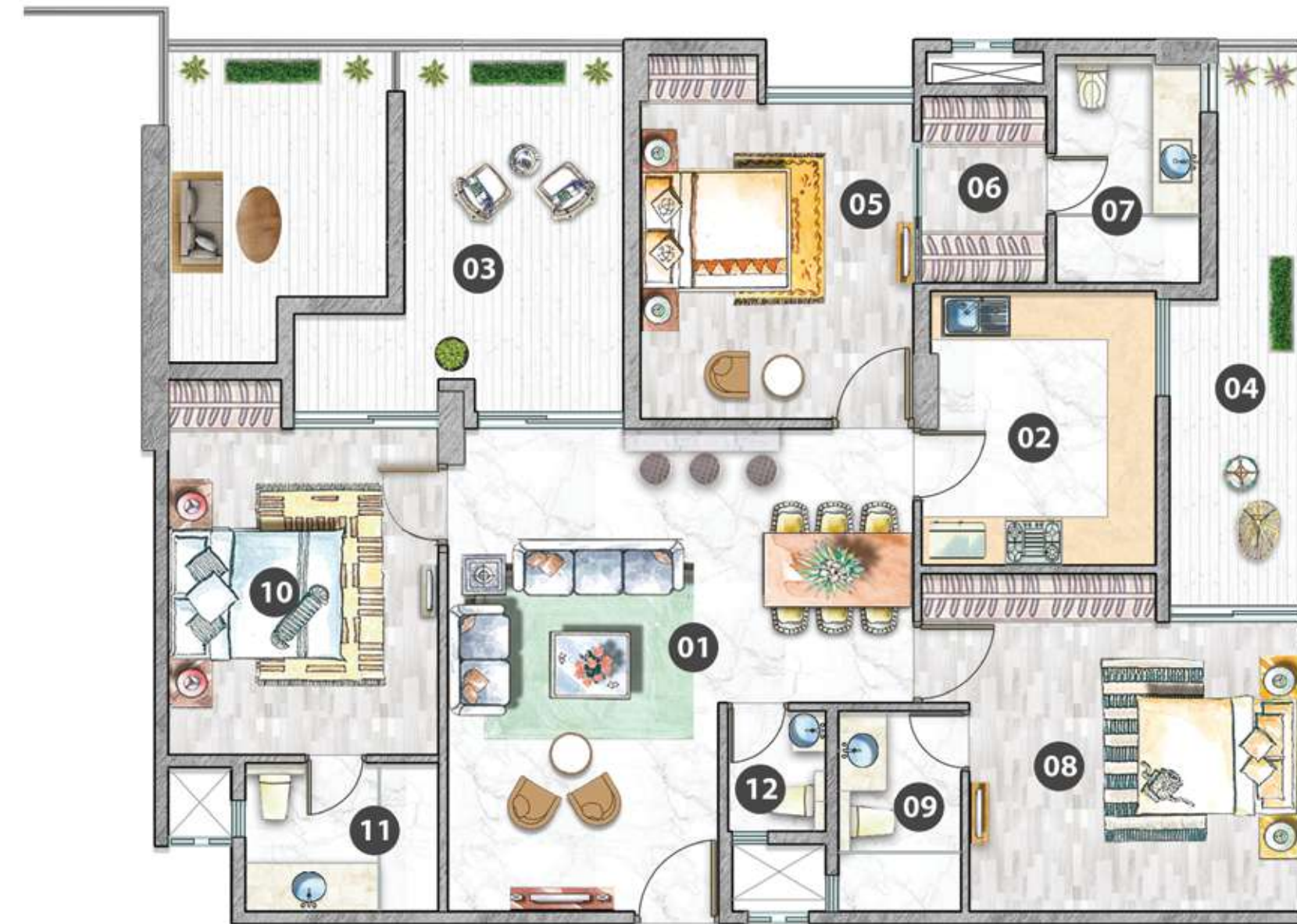
106 SQ M/1141 SQ FT

Balcony Area

24.90 SQ M/268 SQ FT

Legend

1. LIVING\ DINING	(11'-0.5"x19'-8")+(7'-10.5"x11'-2")
2. KITCHEN	11'-1.5"x9'-6.5"
3. BALCONY	9'-3"x15'-2.5"
4. BALCONY	6'-6.5"x23'-0"
5. BED ROOM	11'-1.5"x12'-9.5"
6. DRESS	5'-1"x7'-7"
7. TOILET	5'-11"x9'-3"
8. BED ROOM	13'-6"x11'-9.5"
9. TOILET	5'-0"x8'-2"
10. BED ROOM	11'-0"x13'-3.5"
11. TOILET	7'-10.5"x6'-0.5"
12. TOILET	4'-0"x4'-11"



TYPICAL UNIT LAYOUT
FIRST (Ba1)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 2198 sq.ft.

Carpet Area

106 SQ M/1141 SQ FT

Balcony Area

33 SQ M/355 SQ FT

Legend

1. Living/Dining	(11'-0.5" x 19'-8") + (7'-10.5" x 11'-2")
2. Kitchen	11'-1.5" x 9'-6.5"
3. Balcony	19'-0" x 6'-6.5"
4. Powder Room	4'-0" x 4'-11"
5. Master Bedroom	11'-1.5" x 12'-9.5"
6. Dress	5'-1" x 7'-7"
7. Toilet	5'-11" x 9'-3"
8. Balcony	17'-6" x 6'-6.5"
9. Bedroom	13'-6" x 11'-9.5"
10. Toilet	5'-0" x 8'-2"
11. Balcony	6'-6.5" x 5'-9"
12. Bedroom	11'-0" x 13'-3.5"
13. Toilet	7'-10.5" x 6'-.5"



TYPICAL UNIT LAYOUT

SECOND (Ba2), THIRD (Ba3), FOURTH (Ba4), FIFTH (Ba5),

SIXTH (Ba6), SEVENTH (Ba7), EIGHTH (Ba8), NINTH (Ba9) AND TENTH (Ba10)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2334 SQ.FT.

Carpet Area

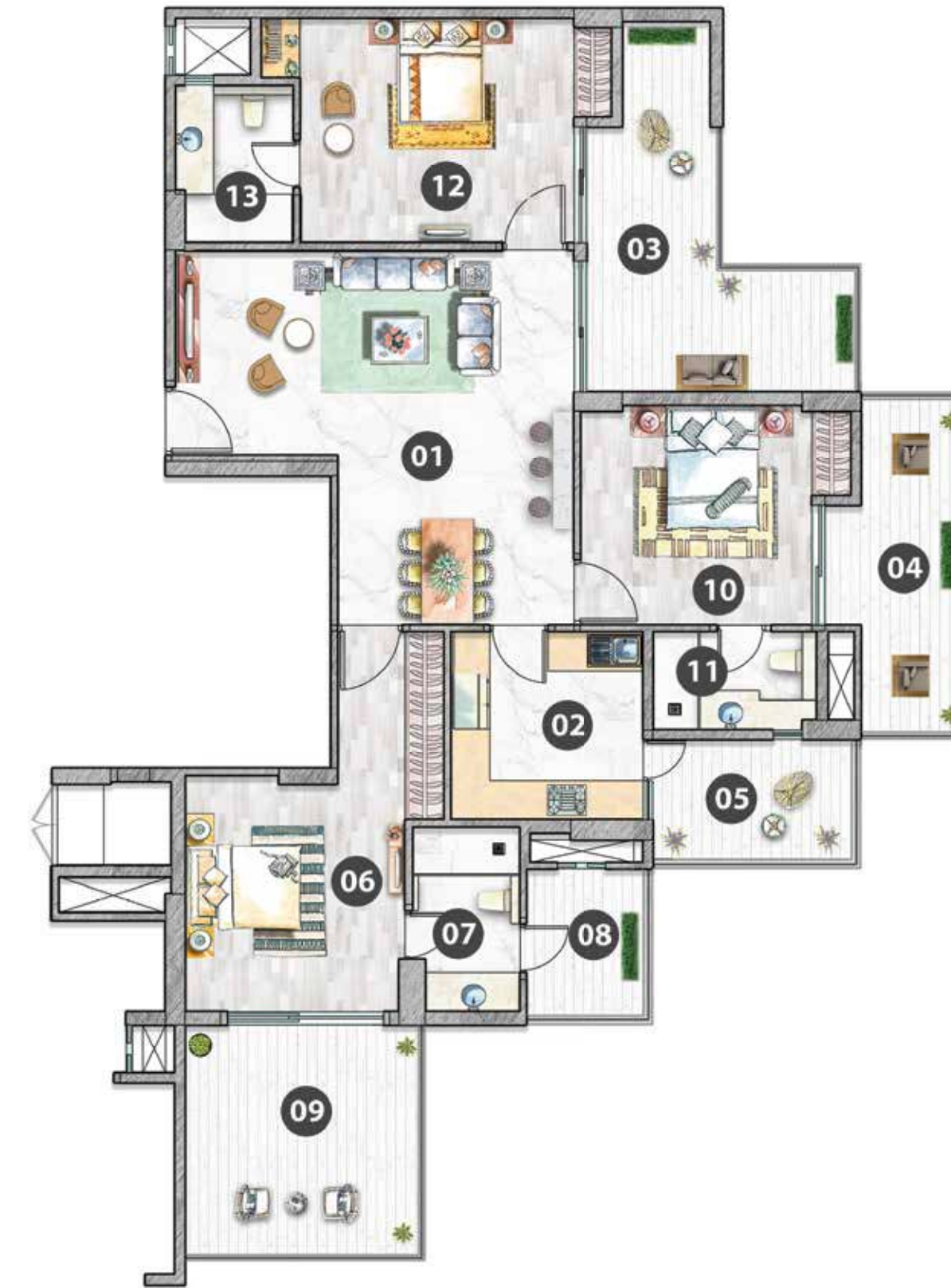
98.30 SQ M/1,058 SQ FT

Balcony Area

49.24 SQ M/530 SQ FT

Legend

1. LIVING\ DINING	(20'-1.5"x10'-4.5")+(11'-11"x8'-7")
2. KITCHEN	9'-8.5"x9'-6.5"
3. BALCONY	6'-10.5"x18'-8.5"
4. BALCONY	5'-5"x17'-6"
5. BALCONY	10'-6"x6'-6.5 "
6. BED ROOM	11'-2"x11'-11"
7. TOILET	5'-5.5"x9'-4"
8. BALCONY	6'-5"x7'-9.5"
9. BALCONY	12'-1.5"x11'-11"
10. BED ROOM	11'-8.5"x11'-1.5"
11. TOILET	8'-3"x4'-11.5"
12. BED ROOM	13'-9.5"x11'-4.5"
13. TOILET	6'-0"x8'-0"



TYPICAL UNIT LAYOUT
FIRST (C 0102)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2552 SQ.FT.

Carpet Area

98.30 SQ M/1058 SQ FT

Balcony Area

62.99 SQ M/678 SQ FT

Legend

1. LIVING\ DINING	(20'-1.5"x10'-4.5")+(11'-11"x8'-7")
2. KITCHEN	9'-8.5"x9'-6.5"
3. BALCONY	19'-11"x13'-10.5"
4. MASTER BED ROOM	11'-2"x11'-5.5"
5. TOILET	5'-5.5"x9'-4"
6. BALCONY	6'-6" (WIDE)
7. BALCONY	12'-2"x11'-11"
8. BED ROOM	11'-8.5"x11'-1.5"
09. TOILET	8'-3"x4'-11.5"
10. BALCONY	8'-2.5"x17'-6"
11. BALCONY	6'-6" (WIDE)
12. BED ROOM	13'-10"x11'-1.5"
13. TOILET	6'-0"x8'-0"



TYPICAL UNIT LAYOUT
FIRST (C 0119)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 2209 sq.ft.

Carpet Area

98.30 SQ M/1,058 SQ FT

Balcony Area

41.34 SQ M/445 SQ FT

Legend

1. Living/Dining	(20'-1.5"x10'-4.5")+(11'-11"x8'-7")
2. Kitchen	9'-8.5"x9'-6.5"
3. Balcony	6'-10.5"x18'-7.5"
4. Bedroom	13'-9.5"x11'-1.5"
5. Toilet	6'-0"x8'-0"
6. Master Bedroom	11'-8.5"x11'-1.5"
7. Toilet	8'-3"x4'-11.5"
8. Balcony	6'-6.5"x13'-7"
9. Bedroom	11'-11"x11'-2"
10. Toilet	5'-5.5"x9'-4"
11. Balcony	6'-5"x7'-10"
12. Balcony	9'-2"x6'-6.5"
13. Utility Balcony	10'-5.5"x6'-6.5"



TYPICAL UNIT LAYOUT

SECOND (C2), SIXTH (C6) AND TENTH (C10)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 2482 sq.ft.

Carpet Area

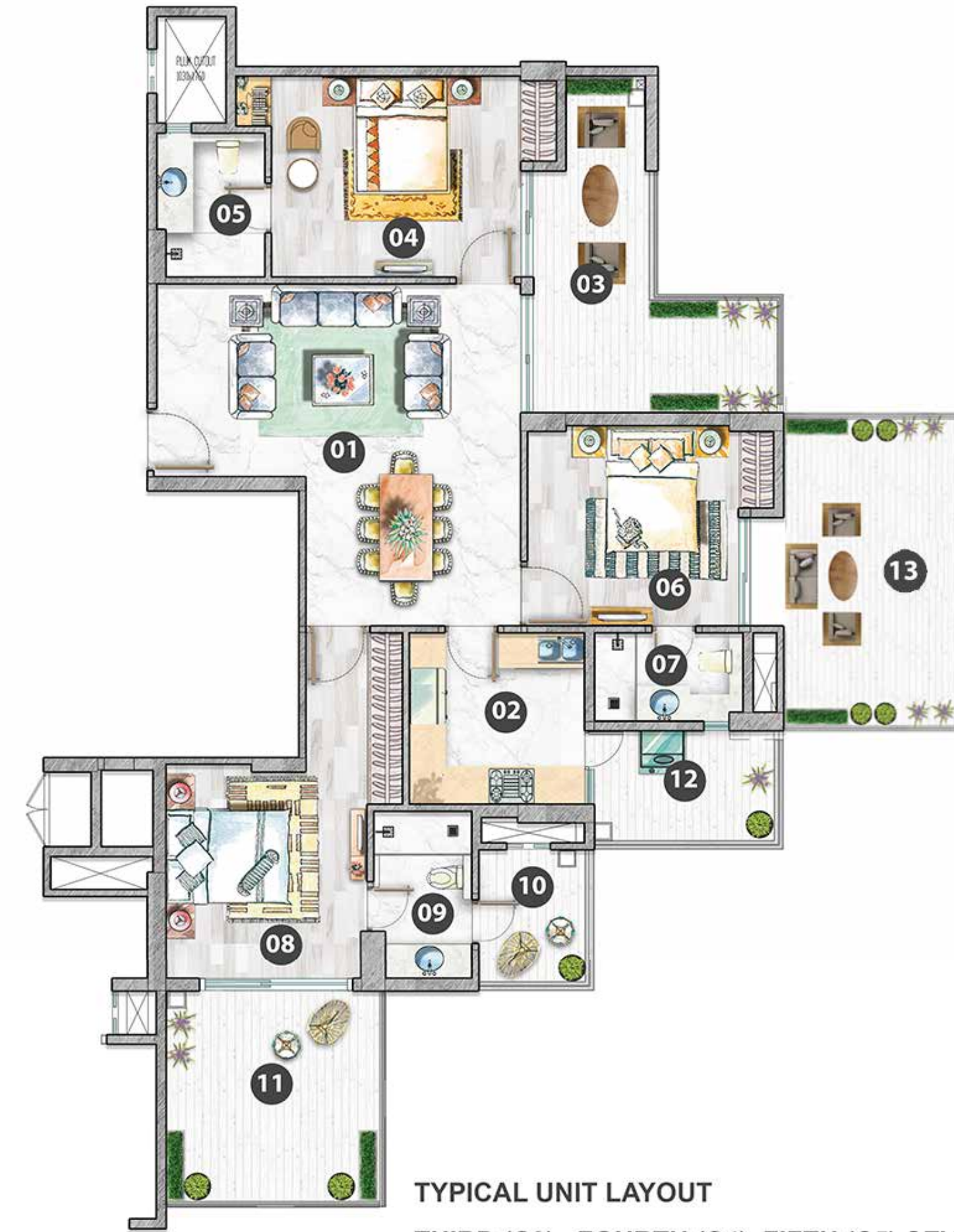
98.30 SQ M/1,058 SQ FT

Balcony Area

58.62 SQ M/631 SQ FT

Legend

1. Living/Dining	(20'1.5"x10'4.5")+(11'11"x8'7")
2. Kitchen	9'8.5"x9'6.5"
3. Balcony	7'0"x18'7.5"
4. Bedroom	13'9.5"x11'1.5"
5. Toilet	6'0"x8'0"
6. Master Bedroom	11'8.5"x11'1.5"
7. Toilet	8'3"x4'11.5"
8. Bedroom	11'2"x11'11"
9. Toilet	5'5.5"x9'4"
10. Balcony	6'5"x7'10"
11. Balcony	12'1.5"x11'11"
12. Utility Balcony	10'5.5"x6'6.5"
13. Balcony	10'11.5"x17'6"



TYPICAL UNIT LAYOUT

THIRD (C3), FOURTH (C4), FIFTH (C5), SEVENTH (C7)
AND EIGHTH (C8), NINTH (C9)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2650 sq.ft.

Carpet Area

109.90 SQ M/1,183SQ FT

Balcony Area

57.70 SQ M/621 SQ FT

Legend

1. LIVING \ DINING	(20'-1.5"x10'-8")+(13'-10"x11'-9")
2. KITCHEN	9'-8.5"x9'-6.5"
3. BALCONY	6'-6.5"x10'-5.5"
4. STUDY	6'-0"x5'-5.5"
5. W.C	3'-5.5"x5'-0"
6. BED ROOM	11'-8.5"x11'-1.5"
7. TOILET	8'-5"x4'-11"
8. BALCONY	5'-5"x17'-6"
9. BED ROOM	11'-8"x13'-9"
10. TOILET	5'-5.5"x9'-4"
11. BALCONY	6'-5"x7'-10"
12. BALCONY	12'-1.5"x11'-11"
13. BED ROOM	13'-9.5"x11'-1.5"
14. TOILET	6'-0"x8'-0"
15. BALCONY	13'-10"x18'-7.5"
16. TOILET	4'-11"x3'-5.5"



TYPICAL UNIT LAYOUT
FIRST (D 0101)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2518 sq.ft.

Carpet Area

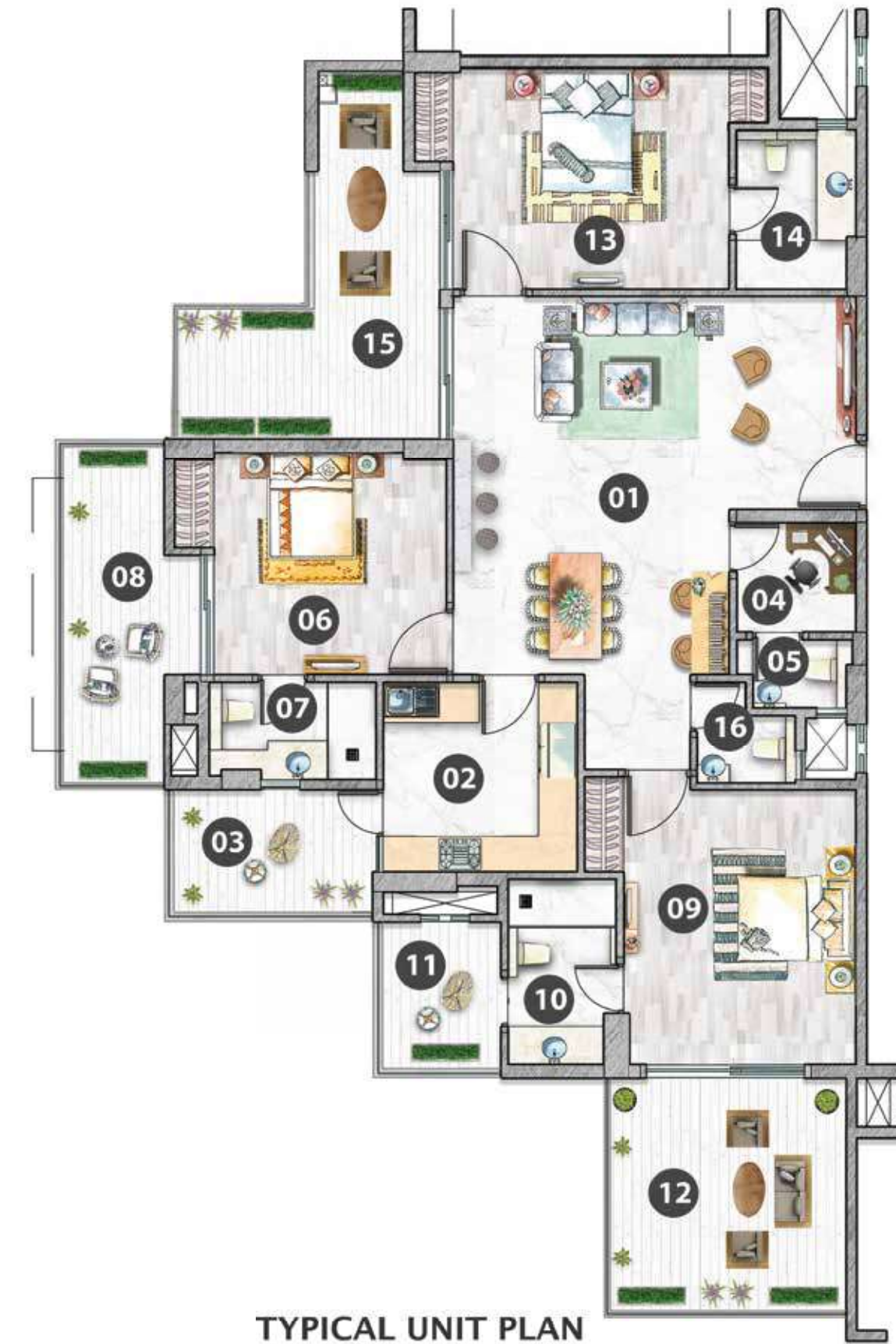
109.90 SQ M/1183 SQ FT

Balcony Area

49.24 SQ M/530 SQ FT

Legend

1. LIVING\ DINING	(20'-1.5"x10'-8")+(13'-10"x11'-9")
2. KITCHEN	9'-8.5"x9'-6.5"
3. BALCONY	6'-6.5"x10'-5.5"
4. STUDY	6'-0"x5'-5.5"
5. W.C	3'-5.5"x5'-0"
6. BED ROOM	11'-8.5"x11'-1.5"
7. TOILET	8'-5"x4'-11"
8. BALCONY	5'-5"x17'-6"
9. BED ROOM	11'-8"x13'-9"
10. TOILET	5'-5.5"x9'-4"
11. BALCONY	6'-5"x7'-10"
12. BALCONY	12'-1.5"x11'-11"
13. BED ROOM	13'-9.5"x11'-1.5"
14. TOILET	6'-0"x8'-0"
15. BALCONY	6'-6"x18'-7.5"
16. TOILET	4'-11"x3'-5.5"



TYPICAL UNIT PLAN
FIRST (D 0118)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 2393 sq.ft.

Carpet Area

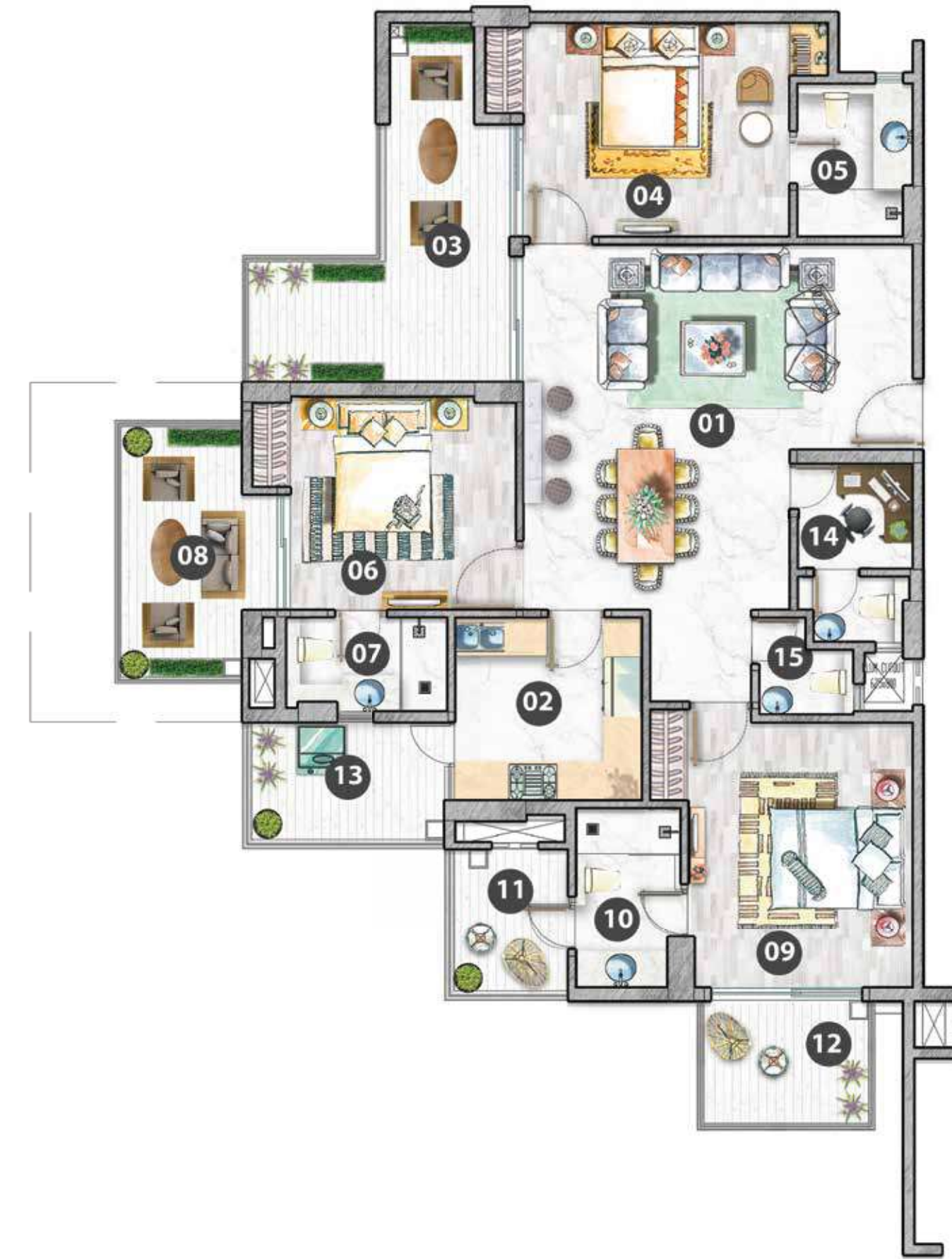
109.90 SQ M/1,183 SQ FT

Balcony Area

41.34 SQ M/445 SQ FT

Legend

1. Living/Dining	(20'-1.5"x10'-8")+(13'-10"x8'-3")
2. Kitchen	9'-8.5"x9'-6.5"
3. Balcony	6'-10.5"x18'-7.5"
4. Bedroom	13'-9.5"x11'-1.5"
5. Toilet	6'-0"x8'-0"
6. Master Bedroom	11'-8.5"x11'-1.5"
7. Toilet	8'-5"x4'-11.5"
8. Balcony	6'-6.5"x13'-7"
9. Bedroom	11'-8"x13'-9"
10. Toilet	5'-5.5"x9'-4"
11. Balcony	6'-5"x7'-10"
12. Balcony	9'-2"x6'-6.5"
13. Utility Balcony	10'-5.5"x6'-6.5"
14. Study room	6'-0"x5'-5.5"
15. Toilet	5'-0"x3'-5.5"



TYPICAL UNIT LAYOUT
SECOND (D2), SIXTH (D6) AND TENTH (D10)

All Concept/Artistic layout plans may undergo revision as decided by the Company in the best interest of the development. The images, furniture, fittings, specifications shown herein are artist's impressions and the details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the project.

1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 2668 sq.ft.

Carpet Area

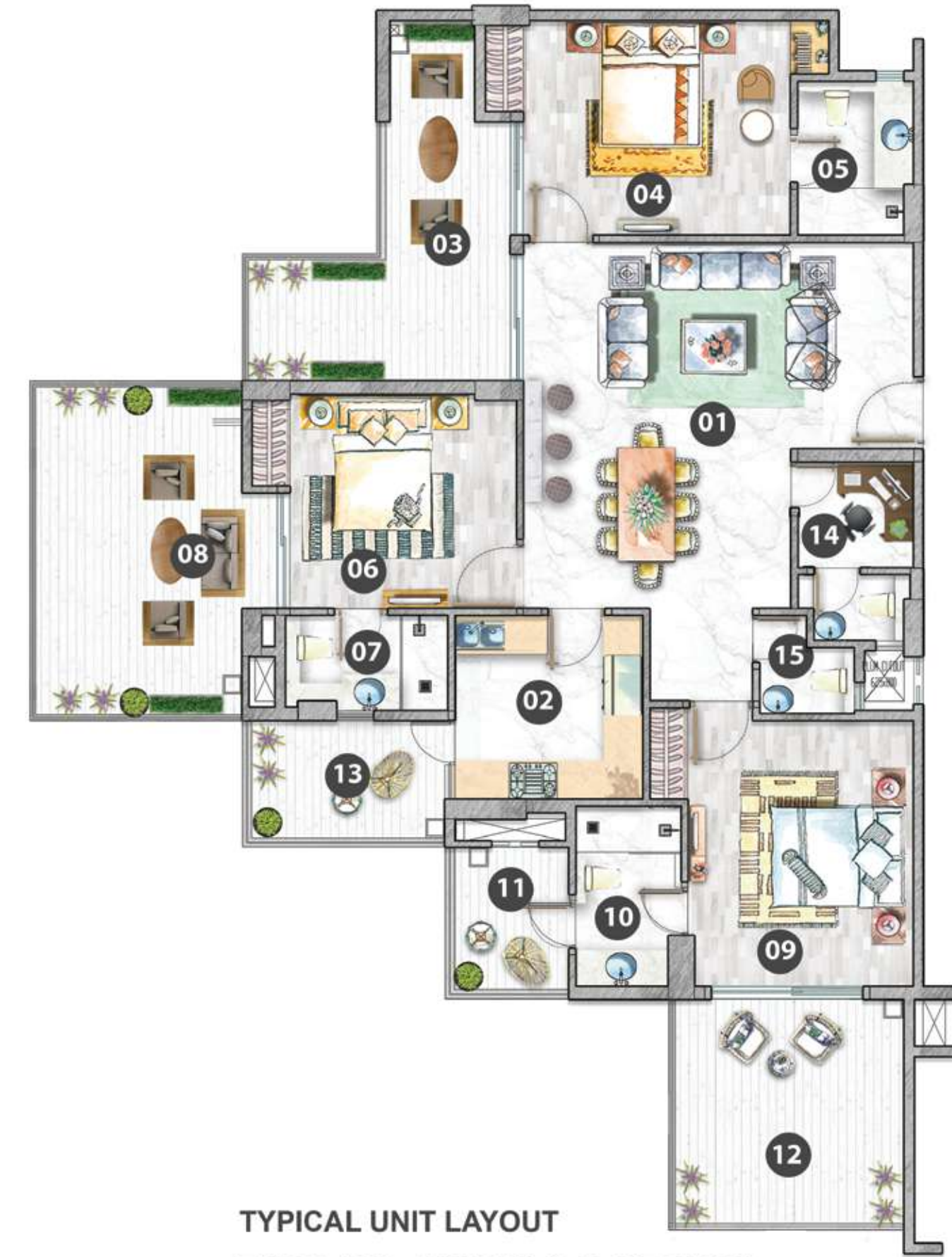
109.90 SQ M/1,183 SQ FT

Balcony Area

58.71 SQ M/632 SQ FT

Legend

1. Living/Dining	(20'-1.5"x10'-8")+(13'-10"x8'-3")
2. Kitchen	9'-8.5"x9'-6.5"
3. Balcony	6'-10.5"x18'-7.5"
4. Bedroom	13'-9.5"x11'-1.5"
5. Toilet	6'-0"x8'-0"
6. Master Bedroom	11'-8.5"x11'-1.5"
7. Toilet	8'-5"x4'-11.5"
8. Balcony	10'-11.5"x17'-6"
9. Bedroom	11'-8"x13'-9"
10. Toilet	5'-5.5"x9'-4"
11. Balcony	6'-5"x7'-10"
12. Balcony	12'-1.5"x11'-11"
13. Utility Balcony	10'-5.5"x6'-6.5"
14. Study room	6'-0"x5'-5.5"
15. Toilet	5'-0"x3'-5.5"



TYPICAL UNIT LAYOUT
THIRD (D3), FOURTH (D4), FIFTH (D5),
SEVENTH(D7) EIGHTH(D8), , NINTH (D9)

All Concept/Artistic layout plans may undergo revision as decided by the Company in the best interest of the development. The images, furniture, fittings, specifications shown herein are artist's impressions and the details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the project.

1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area : 2395 SQ.FT.

Carpet Area

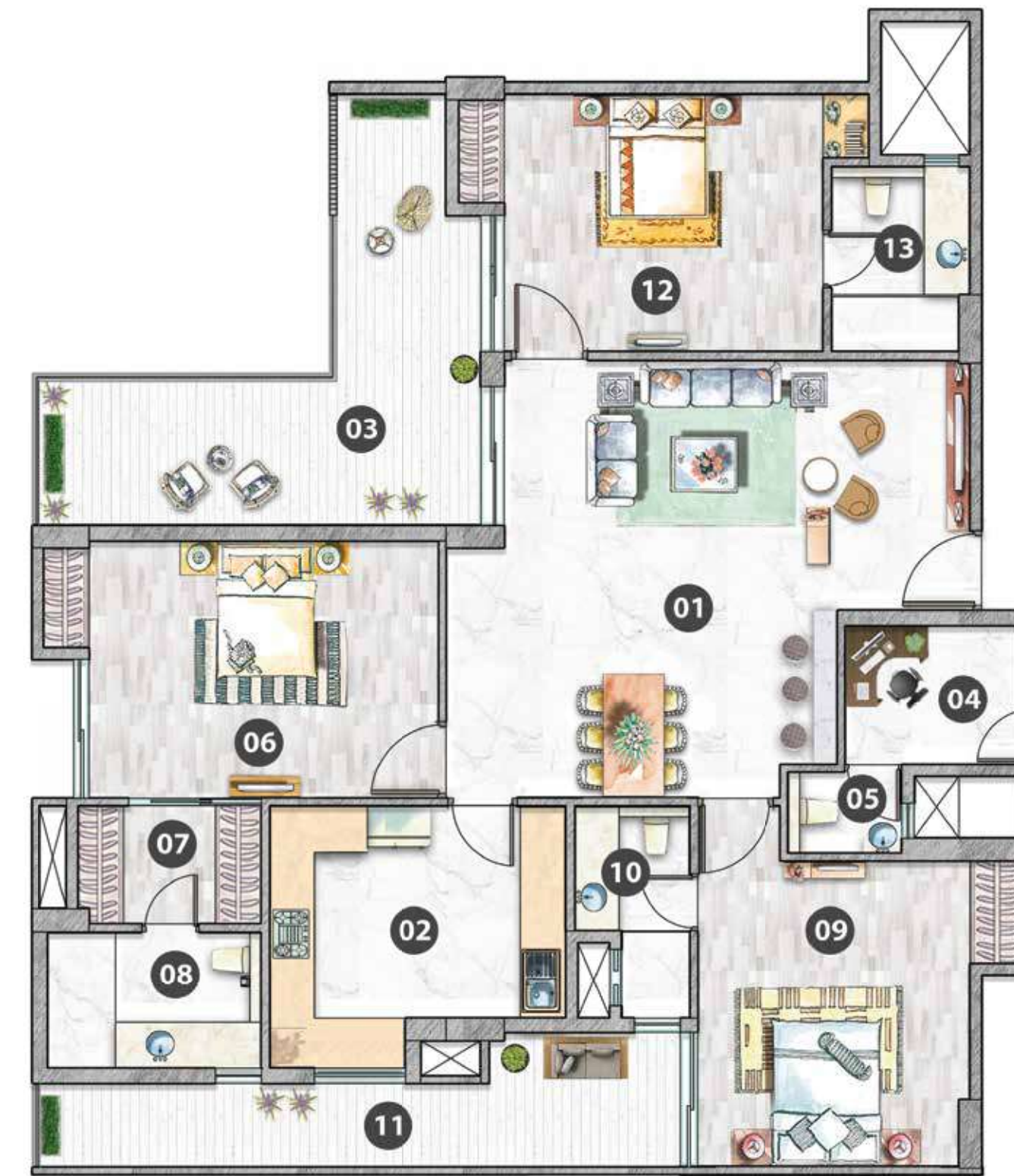
120.68 SQ M/1299 SQ FT

Balcony Area

30.66 SQ M/330 SQ FT

Legend

1. LIVING\ DINING	(20'-1.5"x10'-10")+(16'-11"x8'-1")
2. KITCHEN	12'-10"x9'-2"
3. BALCONY	19'-4.5"x6'-6.5"
4. STUDY	7'-7.5"x6'-0"
5. W.C	4'-11"x3'-6"
6. BED ROOM	15'-1"x11'-1"
7. DRESS	7'-11"x5'-1"
8. TOILET	9'-3"x5'-11"
9. BED ROOM	11'-9"x13'-2"
10. TOILET	5'-0"x9'-2"
11. BALCONY	6'-1"x27'-11.5"
12. BED ROOM	13'-9.5"x 11'-1.5"
13. TOILET	6'-0"x8'-0"



TYPICAL UNIT LAYOUT
FIRST (E1)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 2452 sq.ft.

Carpet Area

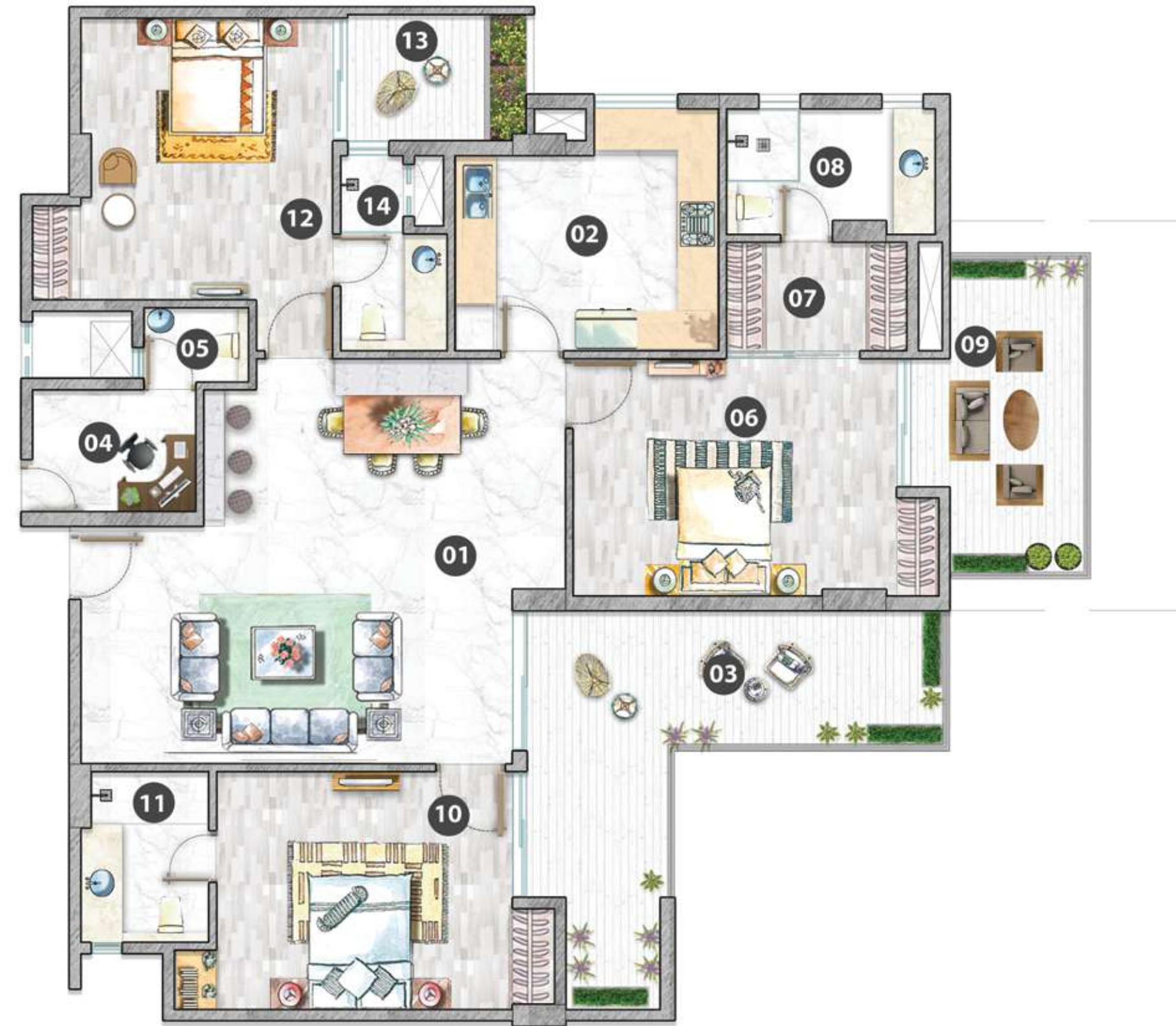
120.68 SQ M/1299 SQ FT

Balcony Area

34.28 SQ M/369 SQ FT

Legend

1. Living/Dining	(20'-1.5" x 11'-1.5") + (16'-11" x 7'-10")
2. Kitchen	12'-4" x 11'-4"
3. Balcony	19'-8.5" x 6'-6.5"
4. Study	7'-7.5" x 5'-8.5"
5. Toilet	4'-11" x 3'-0"
6. Master Bedroom	15'-1" x 11'-1"
7. Dress	8'-5.5" x 5'-1"
8. Toilet	9'-9" x 5'-11"
9. Balcony	6'-6.5" x 15'-2.5"
10. Bedroom	13'-9.5" x 11'-1.5"
11. Toilet	6'-0" x 8'-0"
12. Bedroom	11'-9" x 13'-2"
13. Balcony	6'-8" x 5'-11"
14. Toilet	5'-0" x 9'-2"



TYPICAL UNIT LAYOUT
SECOND (E2), SIXTH (E6) AND TENTH (E10)

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1Sq Mtr = 10.764 Sq Ft

TYPICAL UNIT LAYOUT

Sale area: 2598 sq.ft.

Carpet Area

120.68 SQ M/1299 SQ FT

Balcony Area

43.57 SQ M/469 SQ FT

Legend

1. Living/Dining	(20'-1.5" x 11'-1.5") + (16'-11" x 7'-10")
2. Kitchen	12'-4" x 11'-4"
3. Balcony	19'-8.5" x 6'-6.5"
4. Study	7'-7.5" x 5'-8.5"
5. Toilet	4'-11" x 3'-0"
6. Master Bedroom	15'-1" x 11'-1"
7. Dress	8'-5.5" x 5'-1"
8. Toilet	9'-9" x 5'-11"
9. Balcony	10'-11.5" x 18'-2"
10. Bedroom	13'-9.5" x 11'-1.5"
11. Toilet	6'-0" x 8'-0"
12. Bedroom	11'-9" x 13'-2"
13. Balcony	6'-8" x 5'-11"
14. Toilet	5'-0" x 9'-2"

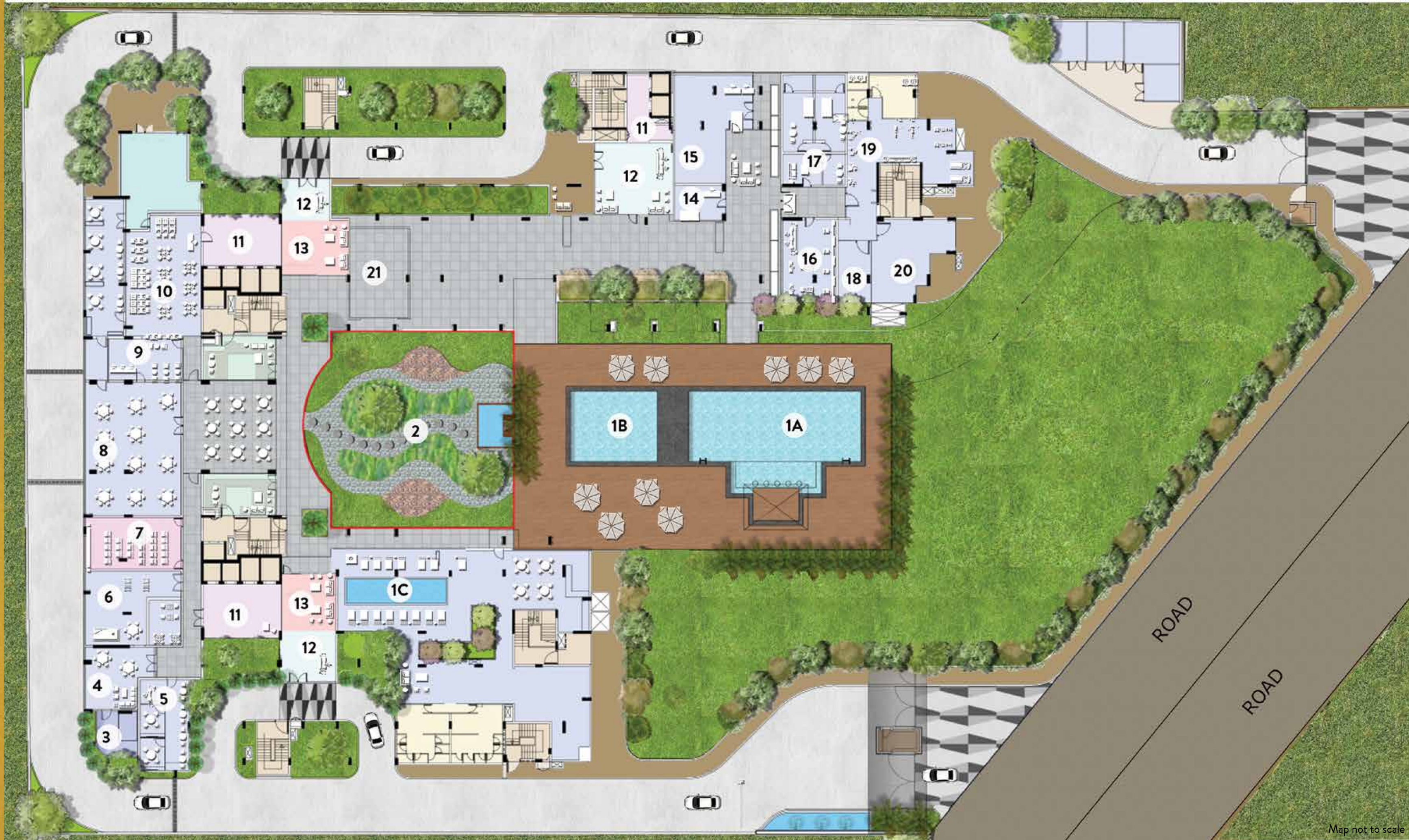


TYPICAL UNIT LAYOUT
THIRD (E3), FOURTH (E4), FIFTH (E5),
SEVENTH (E7), EIGHTH (E8) AND NINTH (E9)

All Concept/Artistic layout plans may undergo revision as decided by the Company in the best interest of the development. The images, furniture, fittings, specifications shown herein are artist's impressions and the details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the project.

1Sq Mtr = 10.764 Sq Ft

Club Amenities

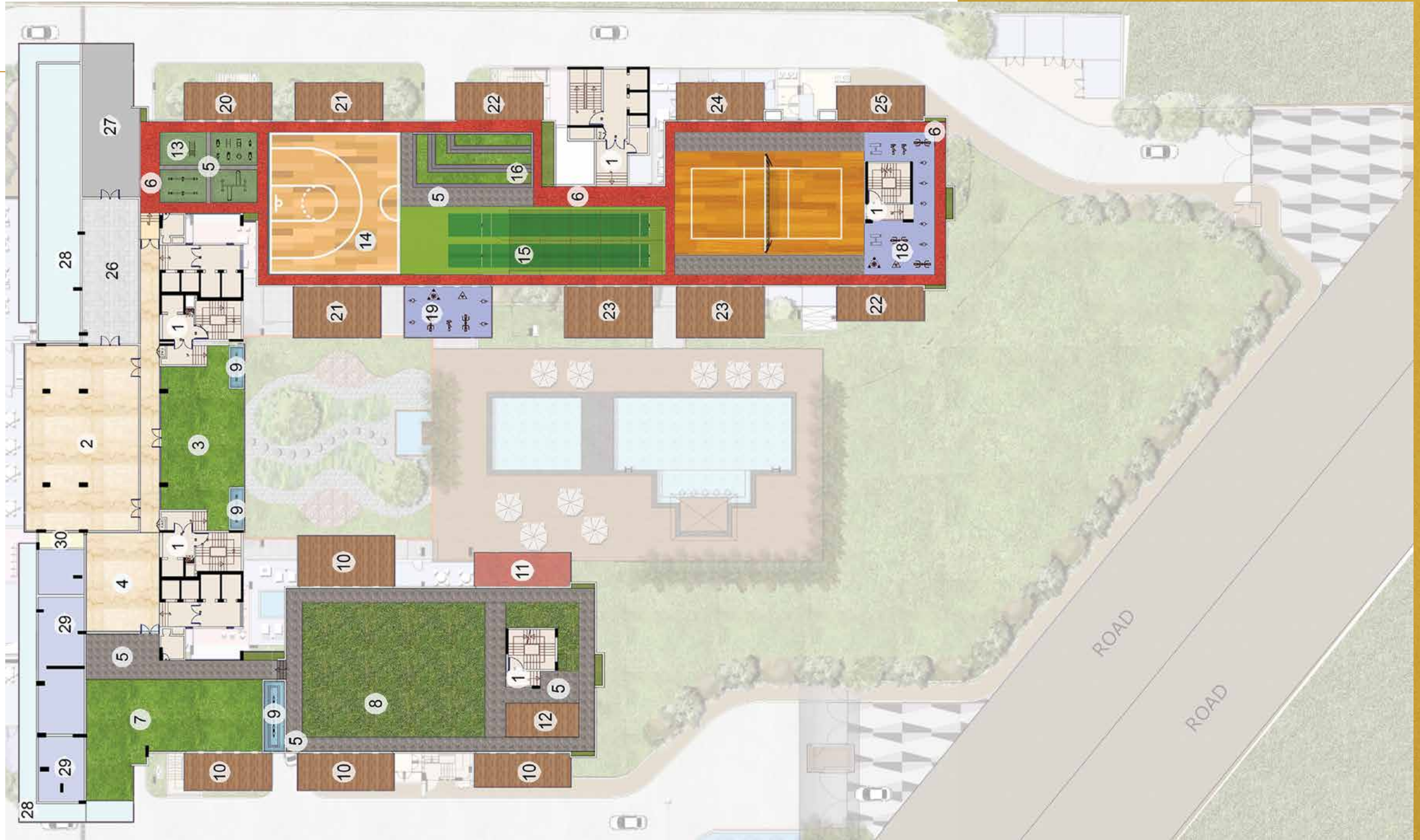


- 1A. Outdoor Pool
- 1B. Kid's Pool
- 1C. Indoor Pool with Juice Bar
2. Zen Garden
3. Semi Covered Kid's Area
4. Care Cretch Kid's Play Area
5. Co-Working
6. Gaming Zone
7. Mini Theatre
8. Pre Function and Multipurpose Hall
9. Bar
10. All Day Dining
11. Lift Lobby
12. Entrance Foyer
13. Double Height Lobby
14. Medical Room
15. Tuck Shop
16. Salon
17. Spa
18. Prayer Room
19. Gymnasium
20. Yoga Zone
21. Squash Court

Map not to scale

Terrace Amenities

1. Entry to Terrace
2. Party Area
3. B.B.Q/ Outdoor Party Lawn
4. Entrance Plaza
5. Walkways
6. Jogging Track
7. Party Terrace
8. Yoga Green
9. Interactive Water Body
10. Pottery Barn
11. Pet Corner
12. Artistic Deck
13. Kid's Play Area
14. Half Basketball Court
15. Cricket Practice Net
16. Open Air Theatre
17. Volleyball Court
18. Cardio Gym
19. Kid's Gym
20. Seating Deck
21. Senior Citizen Deck
22. Observatory Deck
23. Star Gazing Deck
- 24./25. Sit-out Terrace
26. Kitchen
27. Services
28. Service Terrace for Solar Panel
29. Fire and Domestic Water Tanks
30. Toilet



KEY CONSULTANTS

Concept Architect

Pradeep Sharma Architects

Landscape Design Consultant

NMP Design Pvt. Ltd.

MEP Services Design Consultant

V Consulting

Interior Design Club Amenities and Common Areas

Avacado

Executive Architects

GPM Architects & Planners

Interiors and Facade

Bobby Mukherji and Associates

Structure Design Consultant

NNC Design International

Vastu Consultant

Vijay Vastu & Associates

Vertical Traffic Consultant

Matrix Management Consultants

Contractors

AAR CEE Contracts Pvt.Ltd.

Structural Design Vetting

IIT-Roorkee

Certified by



Indian Green Building Council
GREENING INDIA SINCE 2001

Green Initiatives

- IGBC Pre-certified gold rated green building
- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Ample green space with use of native plants in the landscape
- Dual flushing system
- Low VOC materials
- Use of LED lights in common areas

SPECIFICATIONS

Structure

Earthquake resistant RCC Structure as per Zone V specifications. Tripundra is ascribing to a level beyond the mandatory required Zone IV.

For ensuring a sturdy and rugged structure, best quality steel & cement is being used.

Apartment

The apartments are designed with minimal internal circulation spaces with a living dining area located centrally from which all the rooms are accessed.

Living & Dining

Floor: Premium Polished High Quality Italian Marble

Wall: Plastered Surface with P.O.P Punning and Acrylic Emulsion Paint Finish

Ceiling: Acrylic Emulsion Paint on P.O.P False Ceiling

Fixtures: Air-Conditioners - Daikin/Mitsubishi or Equivalent
Concealed Lights - Jaguar/Wipro or Equivalent
Ceiling Fan - Orient/Crompton or Equivalent

Bedrooms

Floor: High Quality Laminated Wooden Flooring

Wall: Plastered Surface with P.O.P Punning and Acrylic Emulsion Paint Finish

Ceiling: Acrylic Emulsion Paint on P.O.P False Ceiling

Fixtures: Air-Conditioners - Daikin/Mitsubishi or Equivalent
Concealed Lights - Jaguar/Wipro or Equivalent
Ceiling Fan - Orient/Crompton or Equivalent

Wardrobes: All Bedrooms are Fitted with Factory made Branded Wardrobes with Imported Hardware - Spacewood/Hettich or Equivalent

Master Toilet

Floor and Walls: Premium Polished High Quality Italian Marble

Ceiling: Acrylic Emulsion Paint with False Ceiling

Counter: Premium Polished Italian Marble with under the Counter Vanity

Shower Cubicles: Toughened Glass Shower Cubicles

Appliances: Geyser - Jaguar/AO Smith or Equivalent
Exhaust Fan - Havells/Bajaj or Equivalent

Other Toilets

Floor: Large Format Anti-skid Vitrified Tiles - Nexion/Kajaria or Equivalent

Wall: Large Format Vitrified Tiles - Nexion/Kajaria or Equivalent

Ceiling: Acrylic Emulsion Paint with False Ceiling

Counter: Premium Polished High Quality Italian Marble with under the Counter Vanity

Shower Cubicles: Toughened Imported Glass Shower Cubicles

Appliances: Geyser - Jaguar/AO Smith or Equivalent
Exhaust Fan - Havells/Bajaj or Equivalent

Sanitary and CP Fittings

Water Closets: Western Style WC - Duravit/Toto or Equivalent

Wash Basins: Duravit/Toto or Equivalent

CP Fittings: Water Efficient Fittings - Hansgrohe/Toto or Equivalent

Fully-fitted Modular Kitchen with Branded Appliances

Floor: Premium Polished High Quality Italian Marble

Wall: Large Format Vitrified Tiles - Nexion/Kajaria or Equivalent

Ceiling: Acrylic Emulsion Paint on P.O.P. False Ceiling

Counter: Quartzite

Fittings: Branded Modular kitchen with Imported Hardware - Spacewood/Hettich or Equivalent

Appliances: Built-in Microwave, Built-in OTG, Refrigerator, 4 Burner Hob, Chimney, Washing Machine - Bosch/Siemens or Equivalent

Fixtures: Concealed Lights - Jaguar/Wipro or Equivalent
Ceiling Fan - Orient/Crompton or Equivalent

Kitchen Sink: Stainless Steel Sink with Drain Board - Jayna/Franke or Equivalent

Entrance Lobbies

Floor: Premium Polished High Quality Italian Marble

Walls: Premium Polished High Quality Italian Marble

Ceiling: False Ceiling with Acrylic Emulsion Paint

Elevators: 12 High-speed Elevators - Mitsubishi or Equivalent

OTHER SPECIFICATIONS

Study Room

Floor: High Quality Wooden Laminate Flooring

Wall: Plastered Surface with P.O.P Punning and Acrylic Emulsion Paint Finish

Ceiling: Acrylic Emulsion Paint on P.O.P False Ceiling

Fixtures

Floor: Large Format Anti-skid Vitrified Tiles - Nexion/Kajaria or Equivalent

Wall: Large Format Vitrified Tiles - Nexion/Kajaria or Equivalent

Ceiling: Acrylic Emulsion Paint with False Ceiling

Deck/Outdoor Utility

Floor: Anti-skid Vitrified Tiles of Wooden Finish and Proper Slope will be Maintained - Nexion/Kajaria or Equivalent

Wall: Balcony Walls, being a Part of the Façade will be Treated in Weather Shield Coat/Paint

Railing: Balcony Railing to be a Combination of Laminated Glass with S.S Handrail

Doors

Main Door: Solid Core 44mm Door with Polished Veneer and Equipped with Digital Lock for Adequate Safety and Security - Spacewood/Mikasa/Dorset/Godrej or Equivalent

Internal Door: 32mm Flush Door with Laminate

Windows

Frame: Imported Anodized Aluminum - Tostem or Equivalent

Glass Panels: Sliders to have Double-glazed Units with 6mm Toughened Glass on both Sides with a 10mm Air Gap between for Proper Sound and Heat Insulation, other Windows to have Single Glazed 6mm Toughened Glass - Saint Gobain or Equivalent

*A Perfect Address in Delhi.
A Magnificent Lifestyle.*

R E S E R V E D F O R T H O S E
W H O O W N T H E G A M E



RERA NO. DLRERA2022P0007
CIN NO. U00500DL2005PLC138541

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Registered Office: Khasra No.8/26/2 Kapashera, New Delhi - 110037

Site Address: Main Bijwasan Road, Facing Pushpanjali Greens, Delhi - 110037

Phone No.: 7338830022 | www.tarctripundra.in

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