



P R E S E N T I N G

3 BHK ELEGANT LUXURY BUILDER FLOORS



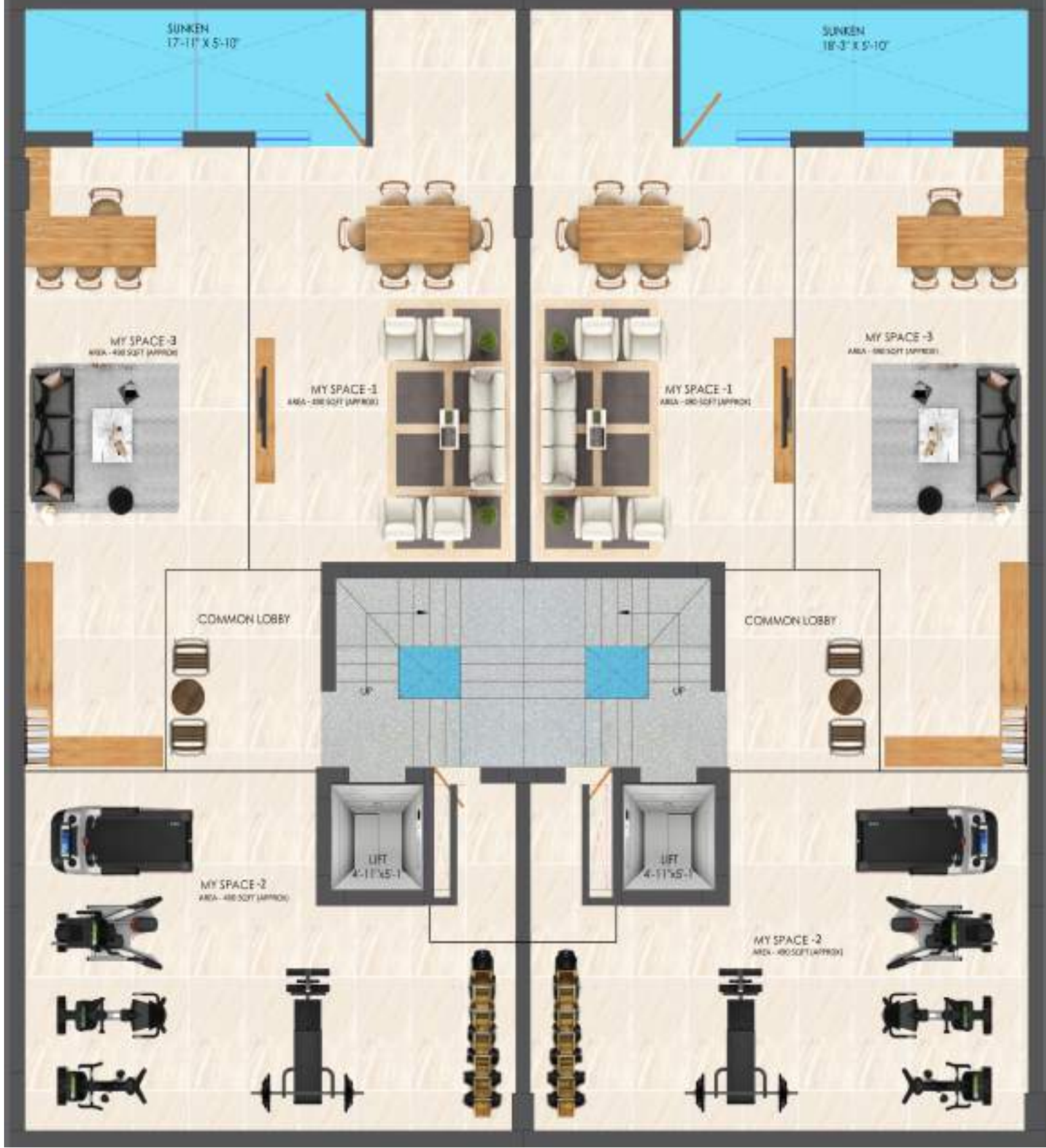
"This property takes care of the next level by integrating with the facility management company JLL."



ONE GOOD EARTH
SECTOR-71, GURGAON

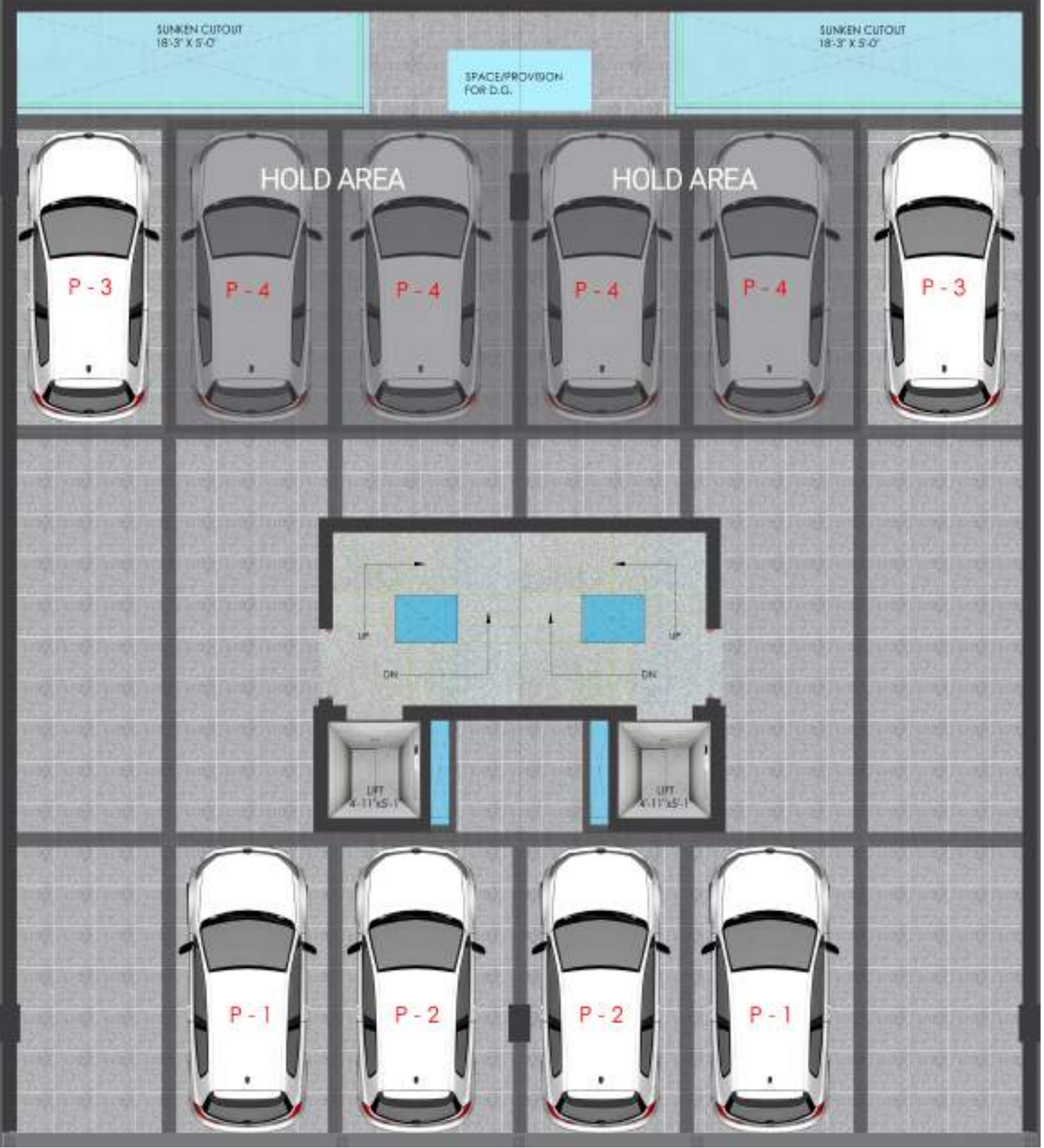


1300 METERS FROM SPR ROAD
1500 METERS FROM GURGAON SOHNA ROAD
BESIDES DLF ALAMEDA



PLAN -A

PLAN -B



PLAN -A

PLAN -B

UTILITY SPACE(BASEMENT)

3 BHK
LUXURY FLOORS

STILT FLOOR



PLAN -A

PLAN -B



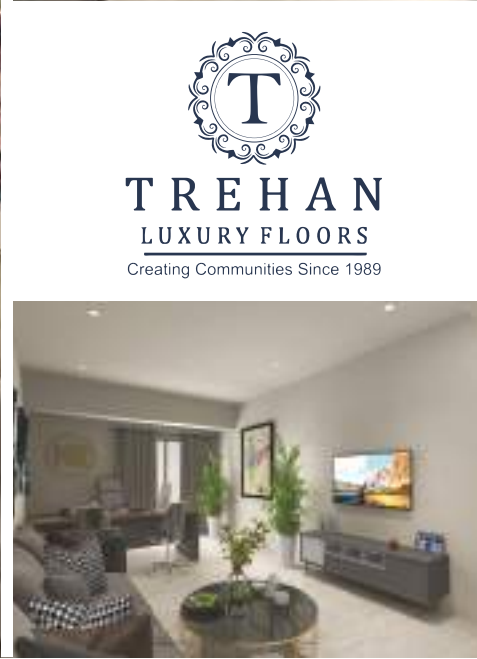
PLAN -A

PLAN -B

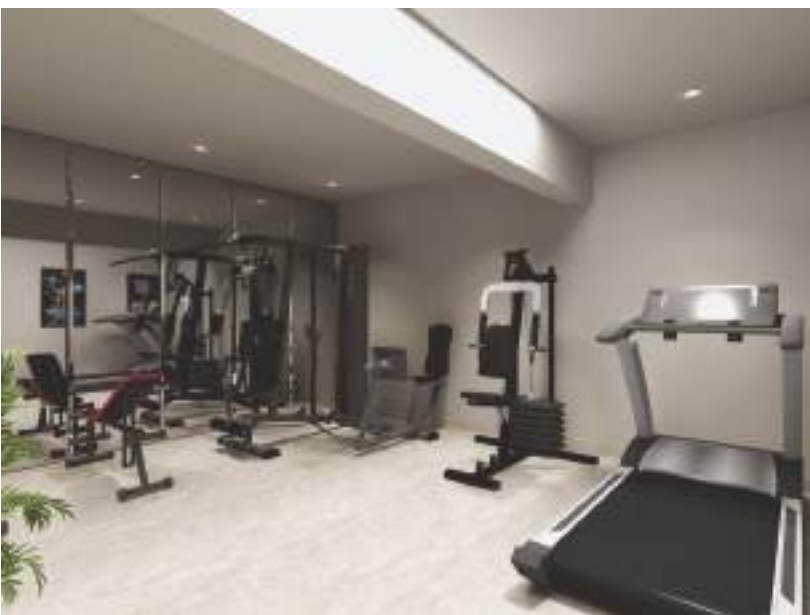
TYPICAL FLOOR

3 BHK
LUXURY FLOORS

TERRACE FLOOR




TREHAN
LUXURY FLOORS
Creating Communities Since 1989



TREHAN LUXURY FLOORS { SPECIFICATIONS } TREHAN 71- ONE GOOD EARTH

STRUCTURE

Steel Grade - Fe500 or Fe550D; Cement - (Ultratech / J.K Lakshmi or Equivalent); Use of Already-mixed concrete (RMC)-M25/M30 Grade; 1st Class Red Bricks/ Flyash Bricks for all walls. AAC Blockwork in Stilt area and partition walls between units.

FLOOR FINISHES

Drawing room/Lobby, Kitchen - Imported marble
Bedroom - Vitrified Tiles
Bathrooms - Vitrified Tiles at walls and floor (24"x48" & 24"x24") designed in combination.
Balconies - Vitrified Tiles (16"x16")
Staircase - Granite
Stilt Parking - Parking Tiles (16"x16")

WALLS

Wall molding in Drawing room.

KITCHEN/ WARDROBES/ VANITIES

Modular Kitchen with imported fittings finished in High end Laminates; Quartz Counter top; Tiles (24"x48") on walls up-to 2' above counter top; Appliances: Hob and Chimney (KAFF, Glen, Hindware, Elica or Equivalent). Wardrobes and TV Units in Bedrooms finished in High end Laminates as per Wardrobe & TV Unit design.

CEILINGS & PAINT

POP False ceiling in all Bedrooms, Lobby, Drawing room, Dining Area and Kitchen; POP punning/Gypsum plaster on walls; Plastic Emulsion paint on internal Walls and Ceiling (Berger or equivalent); Weather shield Exterior paint on External Façade (Berger or equivalent). Rustic paint at stilt floor walls and Plastic Emulsion paint at ceiling (Berger or equivalent). 2' x 2' grid false ceiling in toilets.

DOORS

External Doors and Windows - UPVC Profile (with Pleated mesh) with 6mm toughened Glass.
Internal Doors - Laminate cladded Flush Door; Door frames and Architrave - Laminate/ Veneer cladded; Door Hardware in SS Matt finish (Dorset, Harrison or Equivalent); Electronic lock on main door (Dorset, Hawkvision or Equivalent).

LIFT

4-6 Passengers by reputed Elevators brand.

ELECTRICAL

PVC Conduits (Astral/Polypack/AKG/Setia/Anchor); Wiring (KEI / Polycab/Havells Standard/Anchor); MCB (Havells Standard/Anchor/Hager or Equivalent); Socket & Switches (Panasonic/Havells /Anchor or equivalent); Ceiling fans in All Rooms and Lobby, Exhaust fans in all Bathrooms (Havells Standard/Anchor or equivalent); LED Lighting in Coves and Downlighters; Designer Chandelier in Drawing room; 25L Geysers in all Bathrooms and 3L Geyser in Kitchen (Havells Standard/ Racold/ Anchor or equivalent). Provision of Air Conditioning system in Living/Dining, Bedrooms. Provision of Refrigerator & Washing Machine (in balcony). Providing DG for power backup. Electric Car Charging Point for each floor. Wi-Fi Provision at each floor & terrace. Sensor lighting in staircase lobby.

TOILETS

Mirrors over Vanities of Washrooms; Glass cubical in Shower area; WC, Washbasin (Jaquar/American Standard or Equivalent), Faucets (Jaquar/Grohe or Equivalent); Cisterns (Jaquar/Grohe or equivalent). Granite at vanity Counter top. Vanity in Toilets finished in High end Laminates as per Vanity design.

PLUMBING

UPVC/CPVC Pipes (Hindware Truflo/Astral/Supreme/Apollo/Fusion/Prince/Finolex or Equivalent); UG water pump for each floor separately. Under Ground tank for each floor of ~1000L and overhead tank of 1000L (Hindware Truflo/ Vectus or equivalent).

RAILINGS

Front Balcony railing in as per Façade design. Rear Balcony in MS.

SECURITY

Video Door Phone (VDP) connected with main gate; Provision of CCTV cameras in stilts.

ELEVATION

Designer Elevation as per latest designs.

AUTOMATION

Automation of 1 circuit of Lights in Drawing room and 1 Bedroom in Front. Automation of Curtain in 1BR in front.

STILT FLOOR

Floor: - Parking Tiles
Walls: - Tile cladding at lift door wall. Rustic paint at walls and Plastic Emulsion on Ceiling (Berger/UltraTech or equivalent).

TERRACES

Floor: - Anti-skid floor tiles (16x16") Designed in combination.
Walls: - Weather shield Exterior paint (Berger/Apex or equivalent).
Covering of pipes (Ring line at Parapet wall) at Terrace in Shera/Bison Board finished in paint.
Lights at Parapet wall. Provision of Wi-fi.

BASEMENT

Vitrified Tiles at floor (32"x64")
Plastic paint at walls and ceiling (Berger/UltraTech or equivalent). ceiling fan and light.
Provision of Air Conditioning & Wi-fi.

DISCLAIMER

- Marble/Granite being natural material have inherent characteristics of color and grain variations.
- Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations may be necessary during construction
- The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard.
- Horizontal Plumbing/Electrical pipes will run below beam in Basement. Basement Height will be less at areas where pipes are running.



EXCELLENT LINKS TO THE CITY

HOSPITALS

- 1 Medanta - The Medicity,
- 2 Ck Birla
- 3 Park Hospital,
- 4 Apollo Hospital (under way)

METRO STATIONS

- HUDA CITY CENTER
- Sector 54 Chowk RAPID Metro Station

SCHOOL

- 1 GD Goenka School,
- 2 The Paras World School,
- 3 DPS INTERNATIONAL
- 4 St. Xaviers High School,
- 5 DAV Public School,

THEATRE

- 1 SRS Cinemas
- 2 Grand Cinemas
- 3 Carnival Cinemas
- 4 Elan PVR (under way)

SHOPPING

- 1 Omaxe City Centre,
- 2 Good Earth City Centre,
- 3 Element One
- 4 Airia Mall

RESTAURANTS & BARS

- 1 M3M BROADWAY
- 2 HYATT REGENCY
- 3 32 AVENUE
- 4 REFLEX BAR
- 5 Barbeque Nation

OUR MASTER PLAN DEVELOPMENT



TREHAN LUXURY FLOORS
LOCATION ADVANTAGE



500 LUXURY FLOORS
ALREADY DELIVERED IN MULTIPLE
LOCATIONS OF GURUGRAM

NIRVANA COUNTRY SECTOR-50	SOUTH CITY SECTOR-49	SUN CITY SECTOR-54
ESENCIA SECTOR-67	ANANT RAJ SECTOR-63A	ADANI SAMSARA SECTOR-63



**TREHAN
GROUP**

Creating Communities Since 1989

34
years
of excellence

GURUGRAM | NEEMRANA | ALWAR | BHIWADI

**PERFECTION
PRESTIGE
PUNCTUALITY**



ACHIEVED MANY MILESTONES IN 34 YEARS

18 MILLION SQ.FT

OF AREA
DELIVERED

16 PROJECTS

COMPLETED

OVER **30K**

HOME
DELIVERED

55K HAPPY

CUSTOMERS

LARGEST

DEVELOPER IN
ALWAR

**Our
Locations**

esencia
SECTOR 67, GOLF COURSE EXT. ROAD

**ANANT RAJ
ESTATE**
ASHOK ESTATE SECTOR 63A - GURGAON

adani
SAMSARA SECTOR 63 - GURGAON

ONE GOOD EARTH
SECTOR -71, ON SPR ROAD, GURGAON