DISCLAIMER :

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2. CALCULATIONS - The project calculations are tentative & subject to modifications based on site work execution & building pan approval.

3. FINISHING DETAILS - The Finishing details are as per latest market trends , Unit typology & thematic project concept & are subject to modifications.

4. 3D VISUALIZATIONS - Artistic visualizations are subject to variation based on statutory approvals & work execution on site & finalization of interior finishing, furnishings & allied detailing as per buyer's requirements.

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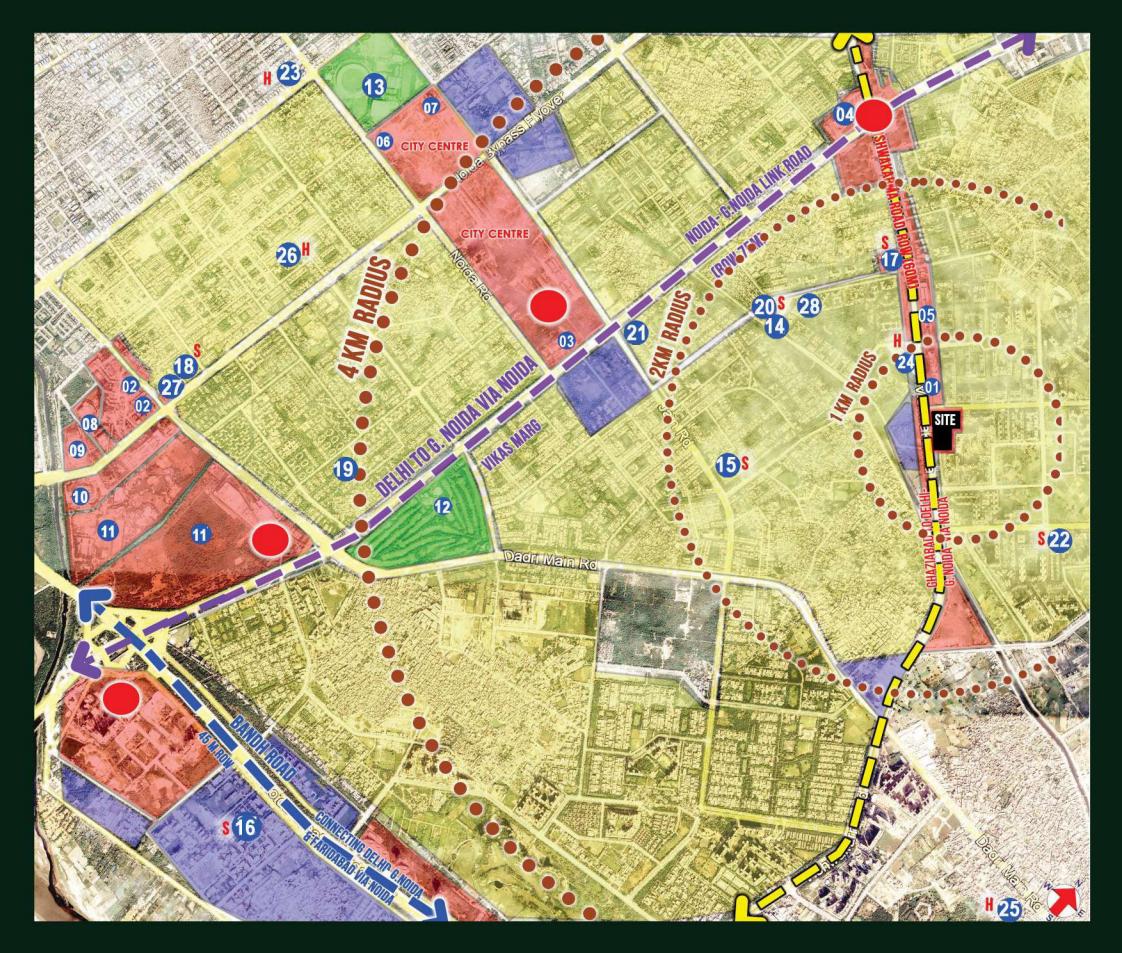


SITE OFFICE : SILICON CITY PHASE- IV, PLOT NO. : GH-01A, SECTOR 76, NOIDA, U.P. Contact Details: 9772907414 | Email : marketing.nbcc@gmail.com Website : www.nbccindia.in / receiveramrapali.in











SILICON CITY PHASE- IV, PLOT NO. : GH-01A, SECTOR 76, NOIDA, U.P



NEARBY LANDMARKS



COMMERCIAL

- 01 SPECTRUM MALL : (OPPOSITE)
- 02- NOIDA SECTOR 18 MARKET : (5.2 KM)
- 03- LOGIX MALL WAVE CITY CENTRE : (2.3 KM)
- 04- 52 AVENUE NOIDA &
- CORPORATE OFFICE : (0.18 KM)
- 05- SPECTRUM METRO PH-2 : (300 M)
- 06 MODI MALL : (3.9 KM)
- 07 ADOBE OFFICE : (3.8 KM)
- 08- WAVE MALL: (4.9 KM)
- 09- DLF- MALL OF INDIA : (5.5 KM)
- 10 KIDZANIA : (5.5 KM)
- 11 WORLDS OF WONDER : (5.5 KM)

COMMERCIAL HUB/ NODE



NEAREST METRO STATION

SECTOR- 76, NOIDA : (0.02 KM) SECTOR- 50, NOIDA : (0.03 KM)

COMMERCIAL INSTITUTIONAL RECREATIONAL RESIDENTIAL





PSP & RECREATIONAL

- 12- NOIDA GOLF COURSE : (3.4 KM)
- 13- NOIDA STADIUM : (4.1 KM)
- 14- DIGAMBER JAIN TEMPLE : (0.1 KM)

EDUCATIONAL

- 15- KOTHARI INTERNATIONAL SCHOOL: (4.2 KM)
- 16- AMITY UNIVERSITY : (4.6 KM)
- 17- MANAV RACHNA SCHOOL : (0.9 KM)
- 18 CAMBRIDGE SCHOOL : (4.6 KM)
- 19- ARMY PUBLIC SCHOOL : (4 KM)
- 20 NILGIRI HILLS PUBLIC SCHOOL : (0.12 KM)
- 21 DPS , SECTOR 122, NOIDA : (1.5 KM)
- 22- MANTHAN SCHOOL : (0.7 KM)

HEALTHCARE

- 23- FORTIS HOSPITAL NOIDA : (5.3 KM)
- 24- MEDANTA HOSPITAL (UPCOMING) : (0.45 KM)
- 25 YATHARTH SUPER- SPECIALITY HOSPITAL : (2.7 KM)
- 26 APOLLO HOSPITALS : (4.3 KM)
- 27 VINAYAK HOSPITAL : (4.8 KM)
- 28 KAILASH HOSPITAL : (3.1 KM)



INDIRA GANDHI INTERNATIONAL AIRPORT

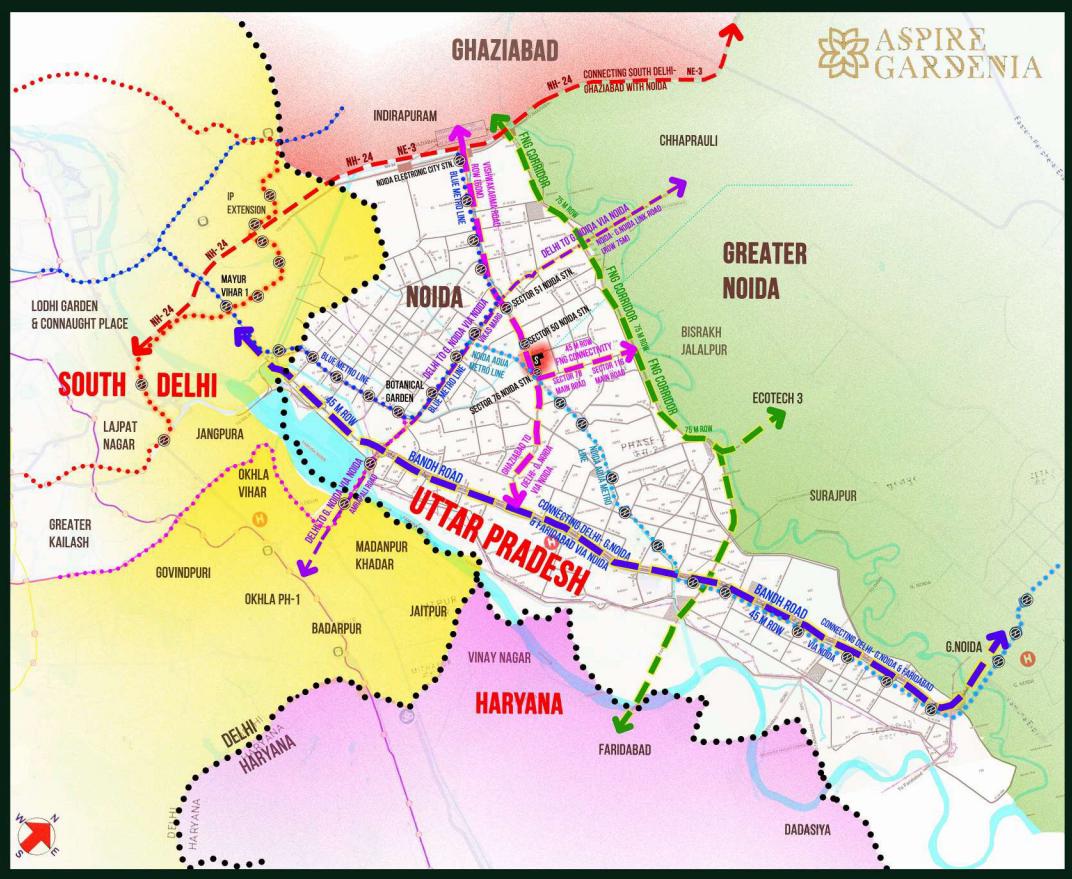
via Baba Banda Singh Bahadur Setu : (28 KM)



JEWAR AIRPORT

via Dadri Main Rd and Yamuna Expy. : (45 KM)

"In this context, the provided data/distance are approximate."



MAJOR ROAD NETWORKS & INTERSECTIONS AROUND THE PROJECT

🔥 Vishwakarma Road 🛛 \land FNG EXPRESSWAY 🛛 🔥 NOIDA- G. NOIDA LINK ROAD 🛛 🐣 NH-24, AMRAPALI ROAD TO SOUTH DELH

TRANSPORTATION INFRASTRUCTURE



"PROJECT VISION"

Our Vision is to redefine Urban Luxury Living by harmonizing Modern Architecture with nature , creating spaces that foster well- being, serenity & Sustainability. By integrating the principles of Biophilic Architecture , Neuro- Architecture & Vertical Gardens, we aim to craft environments that enhances Inhabitant's sensory experience & overall well - being.

Our Commitment to a Green building compliant design reflects our dedication to Sustainability, ensuring energy - efficient, environmentally responsive & ecologically balanced homes. This project will stand as a beon of Innovation, Luxury & Ecoconsciousness in the future of urban living.

- Gautam & Gautam Associates (Architects)

SITE PLAN



T1: TOWER - 01

UNIT 1, 2 : 3 BHK + STUDY UNITS (2 UNITS TO A CORE) = G + 35 FLOORS

T2: TOWER - 02

UNIT 1, 2, 3 : 3 BHK + STUDY UNITS (3 UNITS TO A CORE) = G + 35 FLOORS

T3: TOWER - 03

: 3 BHK + STUDY UNITS (1 UNIT TO A CORE) UNIT 1 = TILL G + 35 FLOORS

UNIT 2 : 4 BHK + STUDY UNITS (1 UNIT TO A CORE) = TILL G + 35 FLOORS : DUPLEX PENTHOUSE UNITS (2 UNITS TO A CORE)

= 36 TH & 37 TH FLOOR

T4: TOWER - 04

UNIT 1, 2 : 4 BHK + STUDY UNITS (2 UNITS TO A CORE) = TILL G+39 FLOORS : DUPLEX PENTHOUSE UNITS (2 UNITS TO A CORE) = 40TH & 41ST FLOOR

TOTAL G + 41 FLOORS

T5: TOWER - 05

UNIT 1, 2, 3 : 4 BHK + STUDY UNITS (3 UNITS TO A CORE) = TILL G+ 35 FLOORS

> : DUPLEX PENTHOUSE UNITS (2 UNITS TO A CORE) = 36TH & 37TH FLOOR

TOTAL G + 37 FLOORS

COMPONENTS OF CENTRAL LANDSCAPE AREA :

(1) JOGGING TRACK

(3) 2 NO.S MULTI- PURPOSE COURTS

(4) YOGA & MEDITATION ZONE

(5) ZEN GARDEN

(6) ELDERLY ZONE

(7) OPEN PARTY LAWNS (CONNECTED TO COMMUNITY CENTRE BUILDING)

(9) KID'S PLAY AREA

(10) ACTIVE PET PARK

(11) ROCK GARDEN

- (13) SWIMMING POOL (ADJACENT TO COMMUNITY CENTRE BUILDING
- (14) SCULPTURES
- (16) GAZEEBO
- (17) WATER FOUNTAINS & WATER STREAM
- (18) HANDICAP PARKING
- (19) EV CAR CHARGING ZONES

T6: TOWER - 06

UNIT 1, 2, 3 : 4 BHK + STUDY UNITS (3 UNITS TO A CORE)

= TILL G+ 35 FLOORS

: DUPLEX PENTHOUSE UNITS (2 UNITS TO A CORE) = 36TH & 37TH FLOOR

TOTAL G + 37 FLOORS

T7: TOWER - 07

UNIT 1, 2, 3 : 4 BHK + STUDY UNITS (3 UNITS TO A CORE) = TILL G+ 35 FLOORS : DUPLEX PENTHOUSE UNITS (2 UNITS TO A CORE) = 36TH & 37TH FLOOR

TOTAL G + 37 FLOORS

COMMUNIITY CENTRE

G + 4 FLOORS

COST EFFECTIVE, SUSTAINABLE PLANNING & DESIGN USP'S

MINIMIZE BUILDING FOOTPRINT

Reducing footprint of each tower, Compact Cluster to free up more ground space for landscaping, recreational facilities, and open areas, improving the aesthetic appeal and usability of the site.

OPTIMIZE DAYLIGHT TO INTERIORS BY 2 BUILDING ORIENTATION & STRATEGIC WINDOW/

GLAZING PLACEMENTS

Orient buildings to maximize natural light and reduce energy consumption from artificial sources. East-West oriented towers minimize direct sunlight during the hottest times of the day, improving energy efficiency.

3 STRATEGIC BUILT MASS PLACEMENT

Leaving Open Landscape Spaces & Avoiding New Tower Placements @ Locations of Existing Surrounding Towers

4 SHARED AMENITIES

Instead of offering individual amenities for each tower, centralize amenities (likeswimming pools, gyms, and clubhouses) for shared use, lowering construction and maintenance costs.

5 Peripheral Road/ Vehicular mvt. zones restrictions & Entrance foyer access to same for barrier- free Landscape Zones, Utilization& privacy- security to Central Landscape zones.

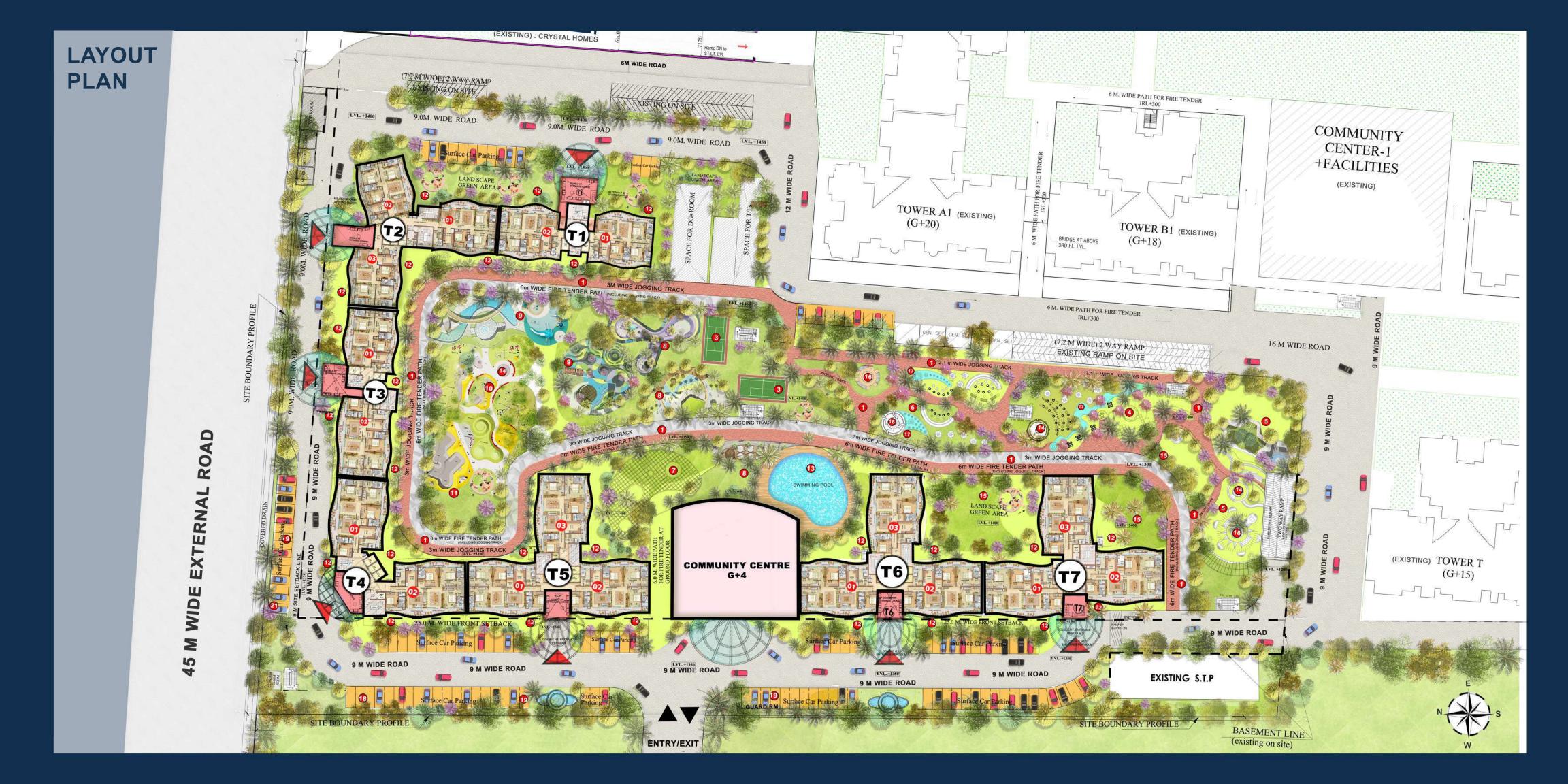
(SILICON CITY PH- IV)

6 Avoiding Stilts in Layout for At- Grade Landscape Space connectivity.

7 End- to - endJogging Tracks between tower Private Greens & Public Greens for Zoning segregation & Experiential Well-being.

8 Avoiding Placement of towers in East & South zones to enhance Natural Daylighting to Landscape spaces.

Strategic Arrangement of Landscaping Spaces around the Towers & Utilizing Compact Cluster designs for Maximizing Landscape Views to each spaces of the units.









REDEFINING URBAN LUXURY L I V I N G HARMONIZING M O D E R N ARCHITECTURE WITH NATURE : FOSTERING WELL-BEING, SERENITY & SUSTAINABILITY



(SILICON CITY PH- IV)

ENHANCEDURBANLUXURYLIVINGWITHDIRECTNATURALVIEWSTOEACHSPACE

3 BHK + S , 4BHK + S & DUPLEX PENTHOUSE UNITS



LIVING - DINING HALL











- Entrance foyer & Reception
- Nursery School
- Open Green Party Lawns for outdoor functions
- Community/ Banquet Halls 2 Nos.

COMMUNITY CENTRE AMENITIES

(G+4 FLOORS)

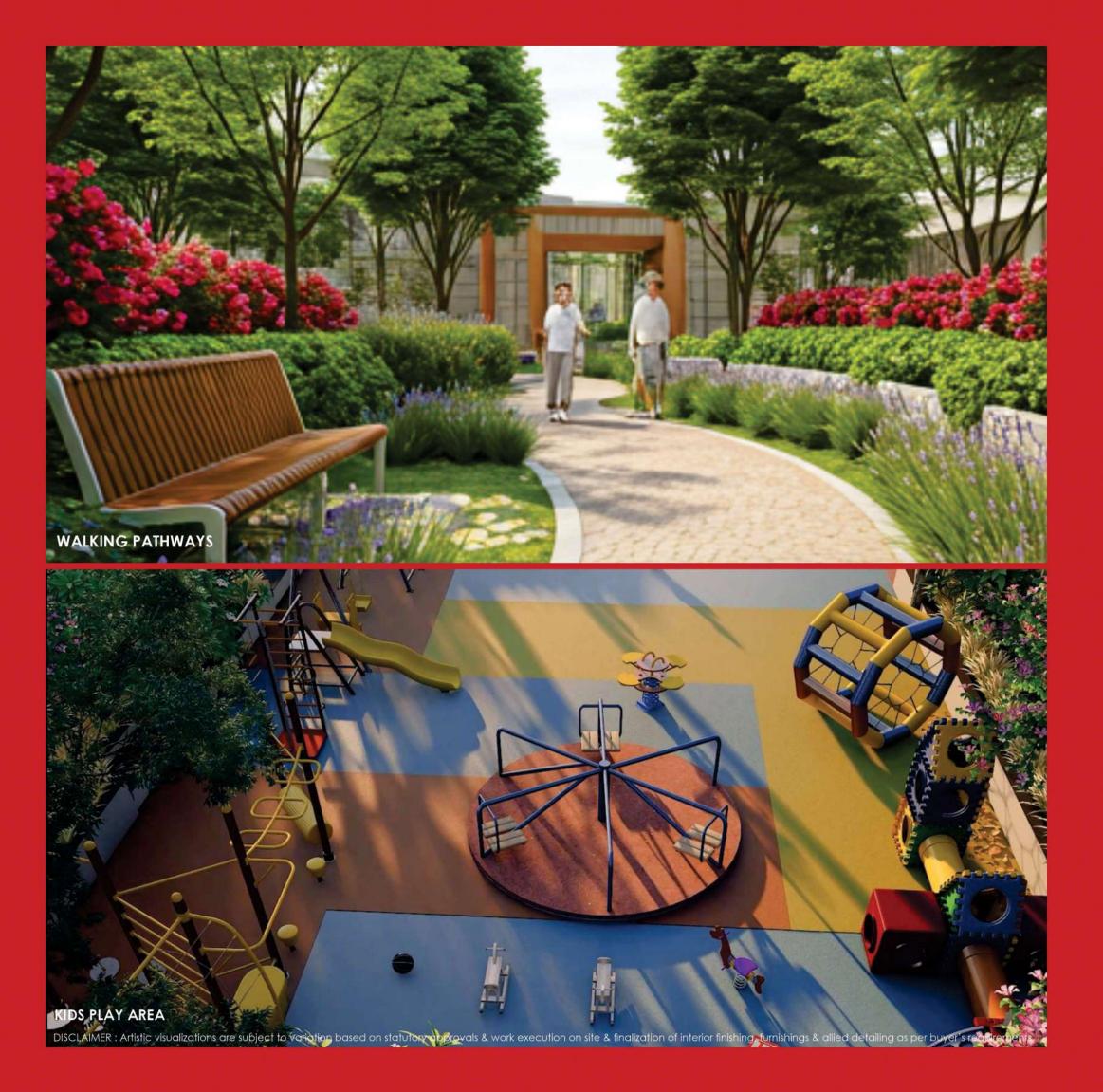
- GYM with connected Green terrace
- Play zone (with amenities like : Table tennis, Snooker, Foos ball, Air Hockey, Carrom board, Board Games, PlayStation zone, kid's play area)
- Library & AV RooM
- Creche
- Executive lounge / business centre

- Swimming pool with Pool Deck & connected Male- Female Changing zones, Lockers, Shower zones & washroom
- Indoor Jacuzzi
- Steam/ sauna
- Massage & spa zone
- 24x 7 free internet connectivity

* SUBJECT TO APPROVAL FROM STATUTORY AUTHORITIES











LANDSCAPE GREEN PLAY ZONE

ECO-FRIENDLY ELEGANCE DISCOVER OUR GREEN LIVING SPACES

sualizations are subject to variation based on statutory approvals & work execution on site & finalization of interior finishing, furnishings & allied detailing as per buyer's requirements.



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UNIT PLAN



4BHK + STUDY : UNIT PLAN

CARPET AREA= 188.93 SQM. = 2,033.64 SQFT.BUILT- UP AREA= 261.07 SQM. = 2810.15 SQFT.BALCONY AREA = 59.15 SQM.= 636.69 SQFT.SUPER-BUILT UP AREA= 310.45 SQM. = 3342 SQFT.

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UNIT PLAN

TYPICAL DUPLEX PENTHOUSE UNITS @ TOPMOST FLOOR OF 4BHK+STUDY UNITS IN TOWERS 3 TO 7



DUPLEX PENTHOUSE LOWER LEVEL : UNIT PLAN



COMPACT STRAIGHT LINE UNIT DESIGN SIMPLIFIED STRUCTURAL ENGINEERING MAXIMUM SPACE EFFICIENCY



MASTER SUITE @ BOTH FLOORS WITH PERSONAL LIVING, SEPARATE HIS-HER DRESS & STORE





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: 555

PERSONAL JACUZZI PERSONAL JACUZZI WITH DECK @ EACH UNIT FOR ENHANCING WELL-BEING & DEFINING LUXURY

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UNIT PLAN

TYPICAL DUPLEX PENTHOUSE UNITS @ TOPMOST FLOOR OF 4BHK+STUDY UNITS IN TOWERS 3 TO 7



DUPLEX PENTHOUSE UPPER LEVEL : UNIT PLAN

CARPET AREA = 297.49 SQM. = 3202.1 SQFT. **BALCONY AREA** = 79.6 SQM. = 856.8 SQFT.

BUILT- UP AREA

= 449.66 SQM. = 4840.1 SQFT.

BALCONIES

OUTDOOR SPACES

AESTHETIC APPEAL

SIGNATURE FEATURE IN

LUXURY HOUSING MARKET

PANORAMIC 360 DEG. VIEWs

GENEROUS, UNINTERRUPTED

SUPER-BUILT UP AREA = 550.30 SQM. = 5923 SQFT.

NO NEGATIVE

CIRCULATION

SPACE

*THESE AREAS ARE INCLUDING BOTH UPPER & LOWER LVL. OF THE SINGLE DUPLEX PENTHOUSE UNIT



DINING COMMON HALL WITH OPTIONAL JALI PARTITION TO DEFINE LUXURY &



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DOUBLE HT. LIVING- DINING

VIEWS OF GREEN LANDSCAPE ZONES TO EVERY SPACE

LUXURY DOUBLE- HT. GRANDEUR EFFECTIVE COMMUNICIATION INCREASED DAYLIGHT VOLUME



INVEST IN A GREENER FUTURE



NATURAL KINETIC FACADE : IMPACT ON SITE & SURROUNDINGS

SPECIFICATIONS



MASTER BEDROOM

FLOORING & SKIRTING	PREMIUM GLAZED VITRIFIED TILES
WALL	LOW VOC ACRYLIC EMULSION PAINT
CEILING	LOW VOC ACRYLIC EMULSION PAINT
DOOR	FACTORY VENEERED LUMBER SHUTTER WITH FRAME
SLIDING DOOR	UPVC FRAME WITH FIXED GLASS



BALCONIES

FLO	ORING & SKIRTING	VITRIFIED ANTI- SKID TILES
WA	LL	EXTERIOR GRADE TEXTURE PAINT
CEI	LING	LOW VOC ACRYLIC EMULSION PAINT
DO	OR	FACTORY VENEERED LUMBER SHUTTER WITH FRAME
SLIE	DING DOOR	UPVC FRAME WITH FIXED GLASS UPVC SHUTTER
RAI	LING	1350 mm HIGH R.C.C PARAPET



BEDROOMS

FLOORING & SKIRTING PREMIUM GLAZED VITRIFIED TILES

WALL	LOW VOC ACRYLIC EMULSION PAINT
CEILING	LOW VOC ACRYLIC EMULSION PAINT
DOOR	FACTORY VENEERED LUMBER SHUTTER WITH FRAME
SLIDING DOOR	UPVC FRAME WITH FIXED GLASS



PENTHOUSES

ALL THE FINISHING SPECIFICATIONS OF PENTHOUSES SHALL BE AS PER 4BHK+ S UNITS, ALONGWITH ADDITIONAL FEATURES LIKE INTERNAL STAIRCASE, WHIRLPOOL WITH OPEN DECK, POTTED PLANTATIONS & OPEN TERRACES.





LIVING - DINING ROOM

FLOORING & SKIRTING	PREMIUM FULL BODY VITRIFIED TILES
WALL	LOW VOC PLASTIC EMULSION PAINT
CEILING	LOW VOC ACRYLIC EMULSION PAINT
DOOR	FACTORY VENEERED LUMBER SHUTTER WITH FRAME
SLIDING DOOR	UPVC FRAME WITH FIXED GLASS UPVC SHUTTER





EXTERIOR (FACADE)

15		
	T :	이

LIFT LOBBY/ CORRIDOR

FLOORING & SKIRTING FULL BODY VITRIFIED TILES

UPTO FIRST FLOOR ROOF LVL.

FULL BODY VITRIFIED TILE & GWALIOR STONE

ABOVE FIRST FLOOR TEXTURE PAINT ROOF LVL.

WALL	
CEILING	

GYPSUM FALSE CEILING

G.V.T UPTO 1.2M HT. & TEXTURE PAINT ABOVE



TOILETS

FLOORING & SKIRTING ANTI- SKID VITRIFIED TILS

WALL	VITRIFIED SLIM TILES
CEILING	POWDER COATED METAL FALSE CEILING
DOOR	FACTORY - MADE LAMINATED FLUSH DOOR WITH FRAME
VENTILATION WINDOW	UPVC FRAME WITH FIXED GLASS
OTHERS	QUARTZ STONE COUNTER TOP, WALL MOUNTED W.C, WASH BASIN, CP FITTINGS , LED LIGHT MIRROR

STUDY ROOM

FLOORING & SKIRTING VITRIFIED TILES

WALL	LOW VOC PLASTIC EMULSION PAINT
CEILING	LOW VOC PLASTIC EMULSION PAINT
DOOR	FACTORY - MADE VENEERED LUMBER SHUTTER



STAIRCASES

FLOORING, RISER, TREAD & SKIRTING	GRANITE STONE
WALL	LOW VOC ACRYLIC EMULSION PAI
CEILING	LOW VOC ACRYLIC EMULSION PAIN
DOOR	FIRE DOOR

NT

RAILING M.S RAILING - DUCO PAINT