


PLANS & SPECIFICATIONS

DEVELOPER

conscient

HERITAGE MAX REALTECH PVT. LTD.

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HARERA Reg. No.: 27 of 2021

INVESTMENT MANAGER

Hines



Image is an artistic conceptualisation and does not purport to represent the exact product.

Active Club



LIFESTYLE CRAFTED FOR
MODERN COMFORTS AND DESIGNED
WITH AN ARTIST'S VISION

An oasis of serenity inspired by your desires, your dreams,
your moods, your life. A modern design that combines
contemporary architecture with indulgent comforts. Living spaces finely created
by the best in the world to surround you with
a sense of tranquility.



LEGEND	
SCHOOLS	
Heritage School	5 mins.
DPS International School	5 mins.
MEDICAL FACILITIES	
Artemis Hospital	10 mins.
Paras Hospital	10 mins.
Medanta - The Medicity	20 mins.
CONNECTIVITY	
Golf Course Road	2 mins.
Metro Station	2 mins.
Sohna Road	10 mins.
IGI Airport	30 mins.
SHOPPING & EATERIES	
Spencers	2 mins.
Double Tree by Hilton	2 mins.
Starbucks	10 mins.
OFFICES	
Samsung, American Express & One Horizon Center	10 mins.
Aricent, Aon Hewitt & Genpact	20 mins.

SECTOR-59 GOLF COURSE EXTENSION ROAD GURUGRAM

Elevate aims to be a true oasis in every sense. Here, residents will experience all the modern facilities with majestic views of the Aravallis in the south and serene greens in the north.

Map not to scale. The map is not necessarily accurate to the surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. However, the Developer makes no representation regarding continuity / existence of these developments / landmarks going forward. Further, the driving time indicated is tentative and actual time may vary, depending upon traffic and other conditions.

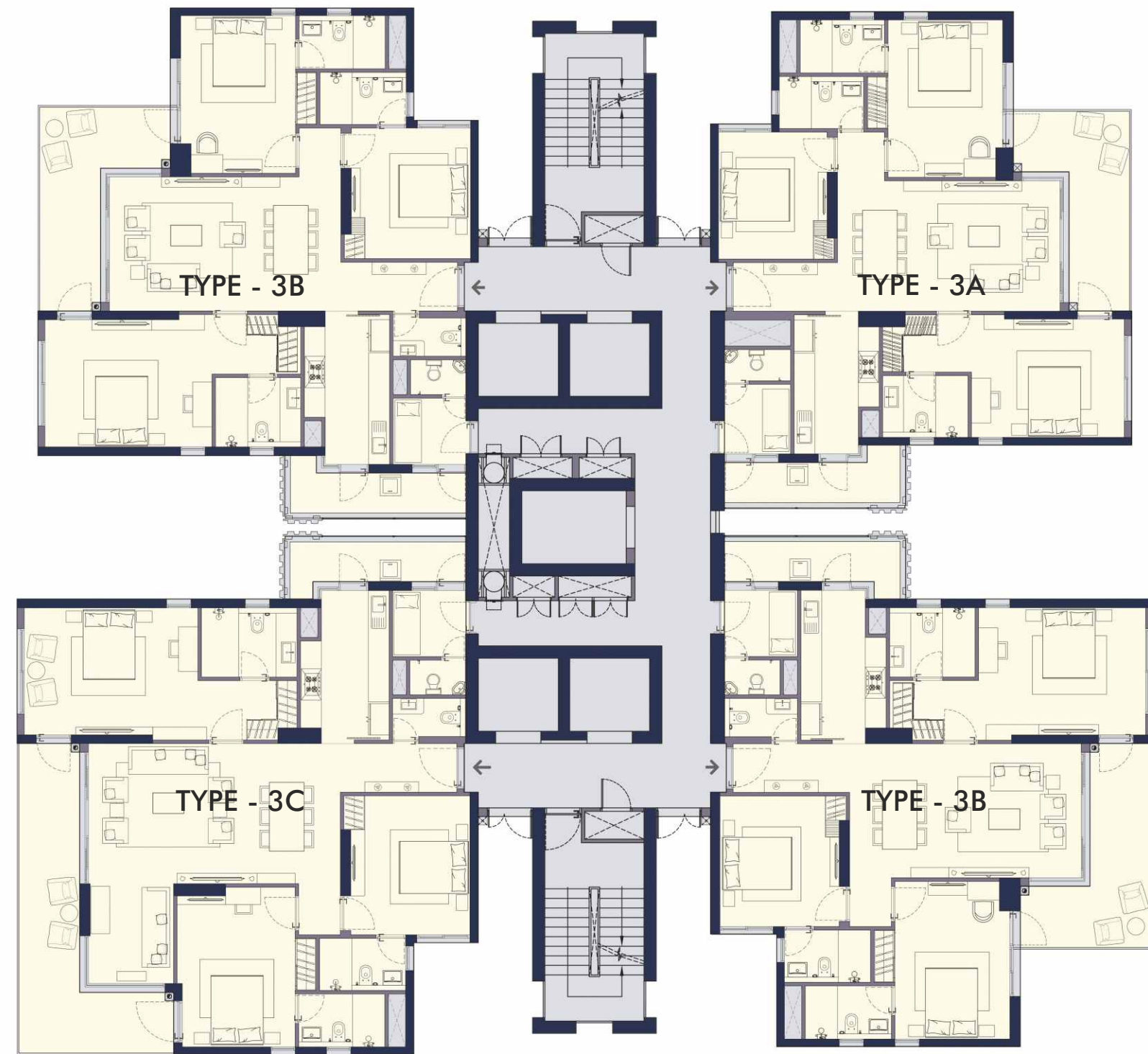


MASTER PLAN

1. Entry
2. Exit
3. Ramp to/from Basement
4. Service Ramp
5. Rotonda Drop Off
6. Social Club
7. Central Water Spine
8. Waterfall
9. Active Club with Swimming Pool
10. The Arcade
11. Jogging/Walking Track
12. Flood-lit Football Field
13. Tennis Court
14. Kid's Play Area
15. Pet Park
16. Green Canopy
17. Amphitheatre
18. Separate Entry/Exit for EWS
19. Social Housing (EWS)
20. Retail & Banquet

The Project (Towers D & E along with listed amenities and facilities) being developed on land admeasuring 2.96875 acres forms part of the Group Housing Complex duly approved vide License Nos. 16 & 28 of 2008 and License No. 44 of 2011. The Master Plan is as per the revised Building Plans which were approved by the Office of the Director General, Town & Country Planning Department, Haryana vide DGTCP office memo No. ZP-409/SD (DK) / 2019 / 10517 dated 25th April 2019. The Project has been registered with Haryana RERA (Gurugram) vide registration number 27 of 2021 and the details of the Project are available on the website www.haryanarera.gov.in under registered projects. All the approvals can also be verified in the office of the Developer. The Developer reserves the right to get the approved Building Plans revised at any stage till the completion of the Project in accordance with the applicable laws.

TYPICAL FLOOR PLAN OF TOWER - D



TYPICAL FLOOR PLAN OF TOWER - E

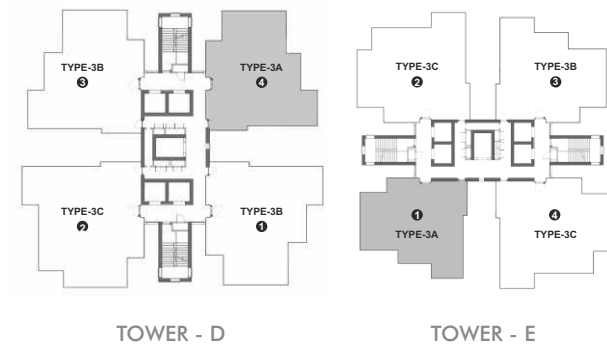


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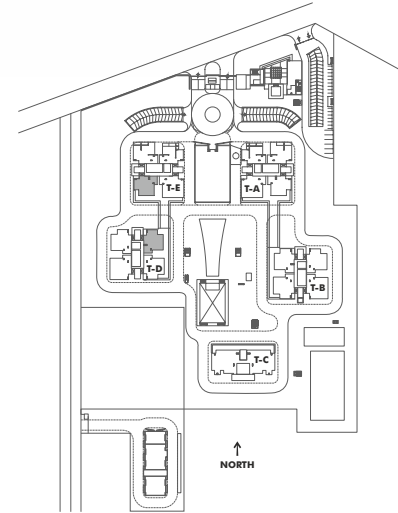
TYPE 3A (3BHK)

Carpet Area: 1159 sq. ft. / 107.68 sq. mtr.
Balcony Area: 222 sq. ft. / 20.63 sq. mtr.



TOWER LAYOUT

KEY PLAN

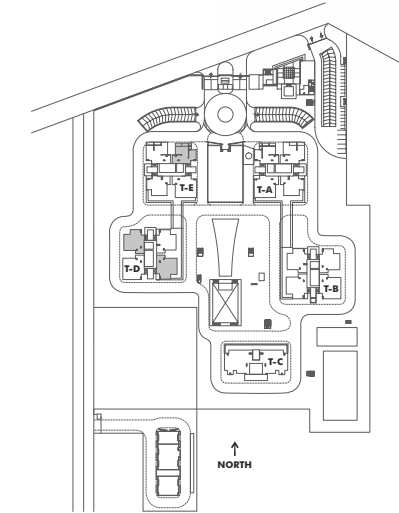
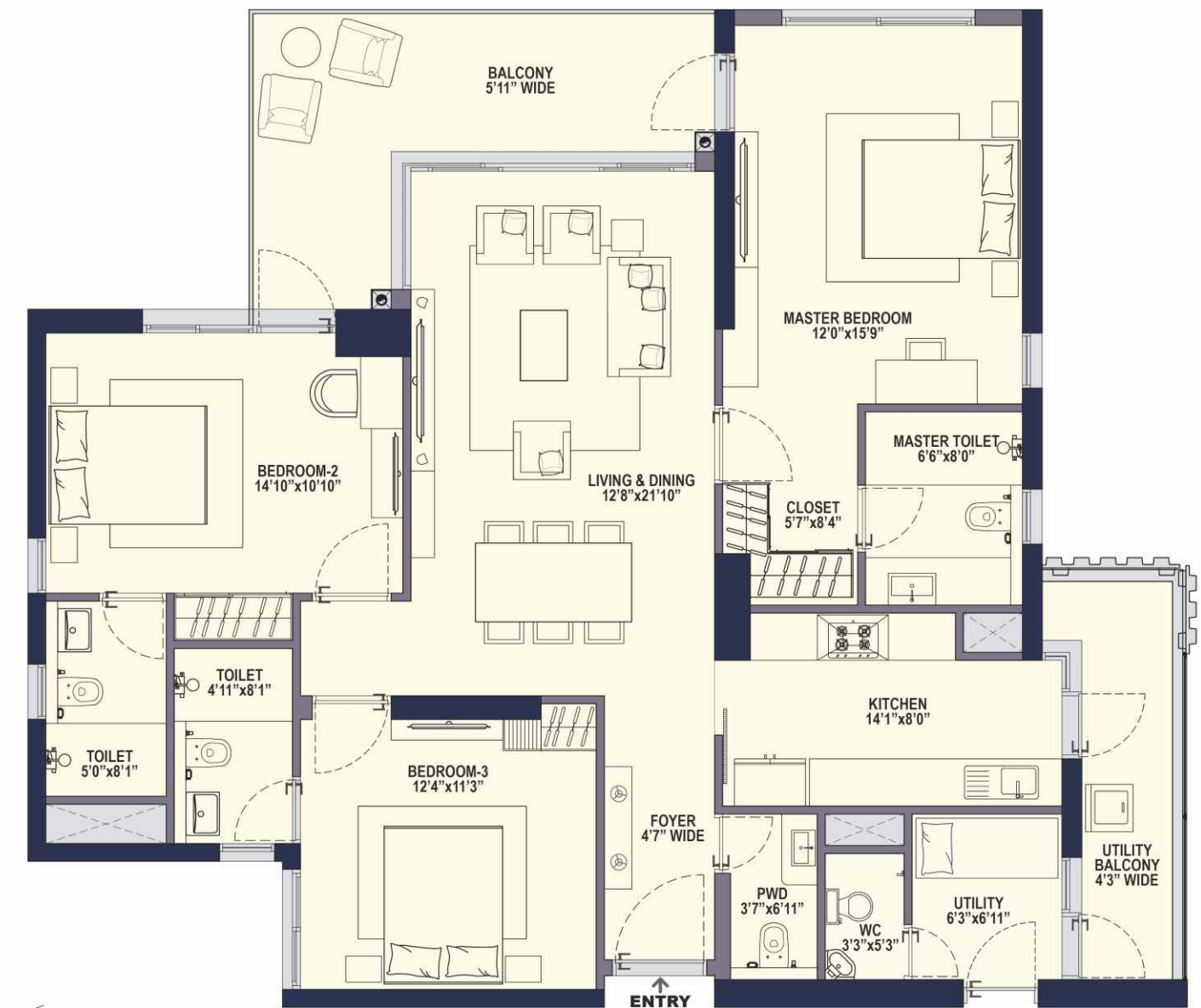


1 sq mtr = 10.764 sq ft

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TYPE 3B (3BHK + POWDER)

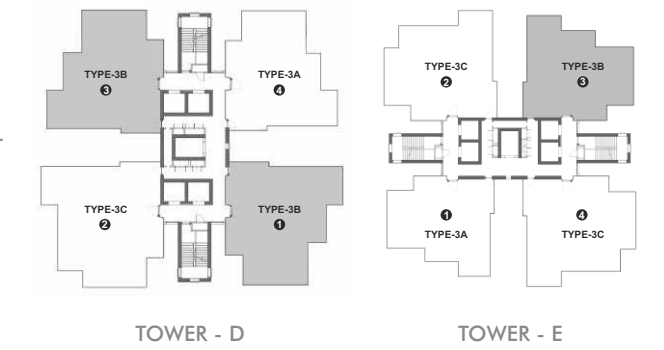
Carpet Area: 1274 sq. ft. / 118.33 sq. mtr.
Balcony Area: 230 sq. ft. / 21.32 sq. mtr.



KEY PLAN

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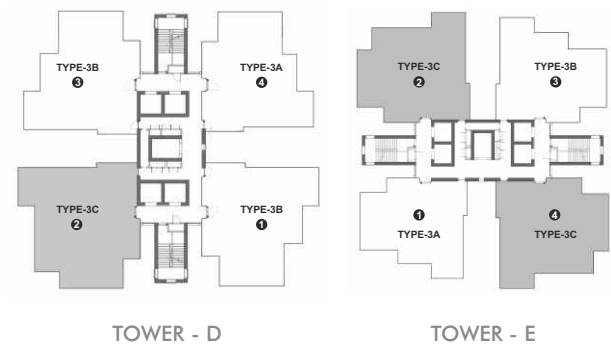


TOWER LAYOUT

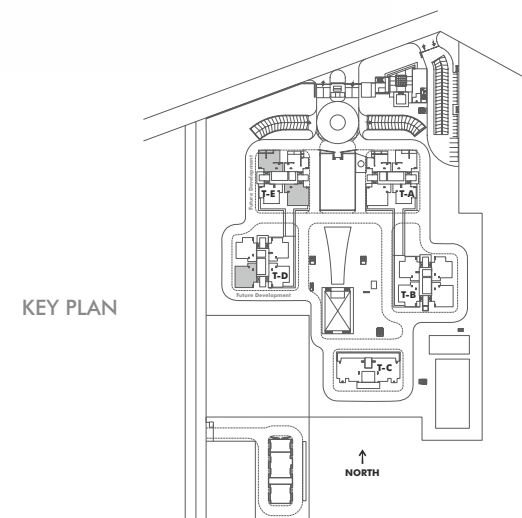
TOWER LAYOUT

TYPE 3C (3BHK + LOUNGE)

Carpet Area: 1432 sq. ft. / 133.03 sq. mtr.
Balcony Area: 303 sq. ft. / 28.13 sq. mtr.



TOWER LAYOUT



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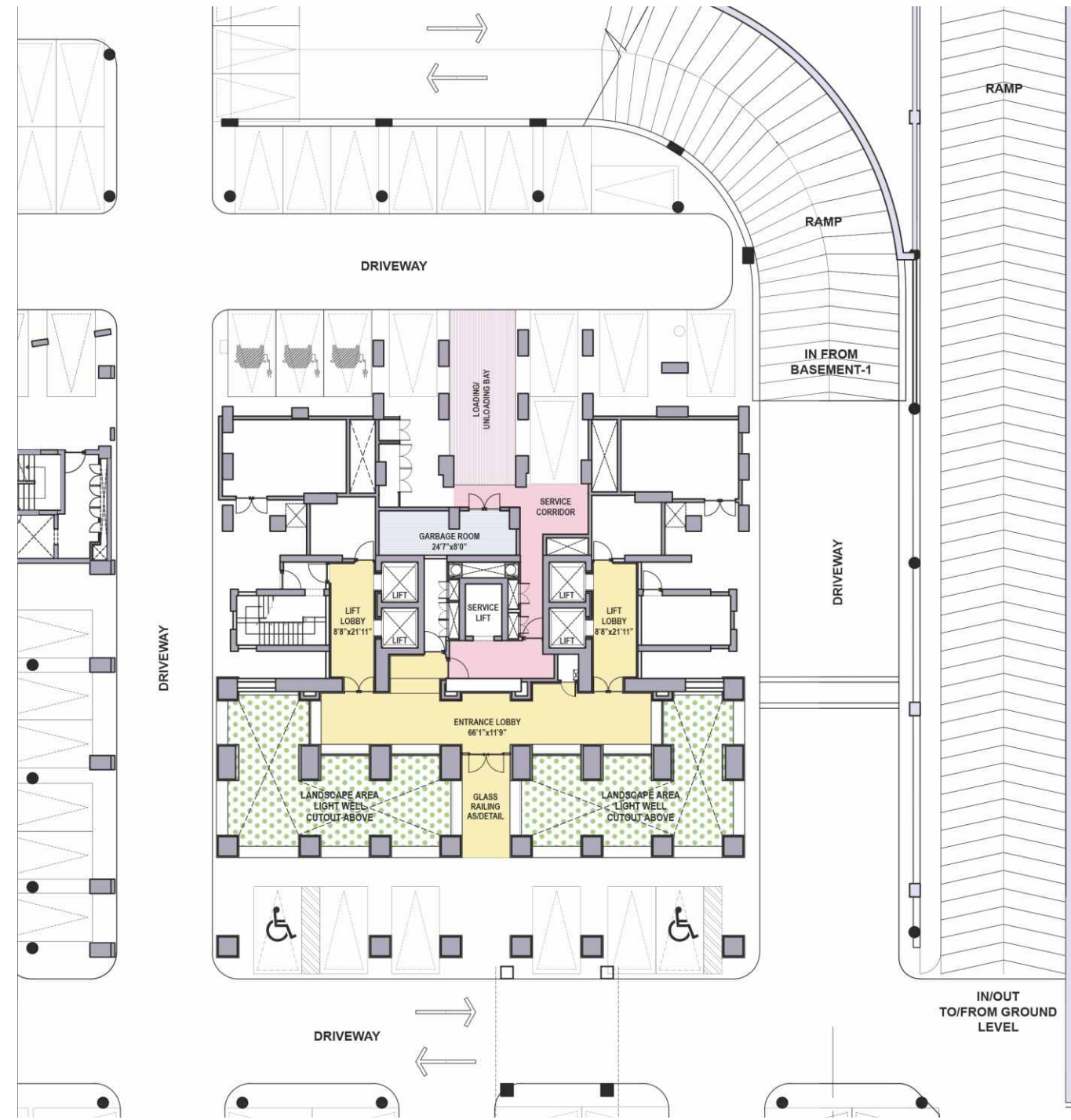
LIVING ROOM



Three side open apartments allow for maximum light and cross ventilation.
The L shaped glazing with 8'6" high corner window and sliding doors provide for best views.
Large balconies are an extension of the living room that allows outdoor living during good weather.

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SERVICE CORE (B2)



The Service Ramp is directly connected to the lower basement with loading/unloading docks for each tower. These service entrances from the loading dock connect to the service lobby and the service elevator. There is a garbage chute on each floor with collection room in lower basement.

NATURALLY LIT BASEMENTS



Enjoy the unique and uplifting basement parking experience with beautifully landscaped, triple height light wells that enhance the aesthetics, natural light and ventilation.

SPECIFICATIONS

LIVING/ DINING / STUDY/ FOYER / FAMILY LOUNGE	
Floor	Imported Marble
Walls	Acrylic Emulsion Paint finish on POP Punning / Gypsum
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum False Ceiling (extent as per design only).
MASTER BED ROOM / DRESS ROOM	
Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum False Ceiling (extent as per design only).
MASTER TOILET / OTHER TOILETS	
Floor	Marble / Premium Quality Tiles
Walls	Marble / Premium Quality Tiles / Mirror
Ceiling	Acrylic Emulsion Paint on Ceiling / False Ceiling (extent as per design only)
Counters	Marble / Granite / Synthetic Stone
Fixtures	Towel Rail, Toilet Paper Holder, Robe Hooks of standard make
Sanitaryware / CP Fittings	Single Lever CP Fittings, Health Faucet, Wash Basin & EWC of standard make
BEDROOMS	
Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum False Ceiling (extent as per design only)
DOORS	
Main Door	Polished Solid Core Moulded Skin Door / Flush Doors
Internal Doors	Polish Moulded Skin Doors / Flush Doors

KITCHEN	
Floor	Marble / Premium Quality Tiles
Walls	Premium Quality Tiles 2'-0" above Counters & Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint on Ceiling / False Ceiling (extent as per design only)
Counters	Marble / Granite / Synthetic Stone
Fixtures	Premium Quality of CP Fittings, Sink with Drain Board
Kitchen Appliances	Modular Kitchen with Hob & Chimney
UTILITY ROOM / UTILITY BALCONY / TOILET	
Floor	Tiles of Standard Make
Walls & Ceiling	Oil Bound Paint Finish
Toilet	Anti Skid Floor & Tiles on the Walls with conventional CP Fittings & Sanitaryware
Balcony	Anti Skid Tiled Floor & Tiles / GRC Jaali (extent as per design) on the Walls
EXTERNAL GLAZING	
Windows / Glazing	Energy Efficient Double Glass, Tinted / Reflective / Clear Glass with UPVC Frames in all habitable areas. Single Pinhead / Tinted / Clear Glass in all Toilets & Utility Rooms
COMMON FACILITIES	
Project	FRLSH Wiring in the Apartment CCTV in Lift Lobby, Lift, Basement and Misc. Entrance and Exits Access Control / Biometric at Boom Barrier and Tower Lobby Entry Movement Lighting Sensors in Basement Fire Survival Cables for Basement Ventilation Fans High Speed Lifts 2.5 mtr per second in all Towers VRV Units for Air-Conditioning of all Apartments

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All intending purchaser/s are bound to inspect all plans and approvals and visit project site and apprise themselves of all plans and approvals and other relevant information and nothing in this Brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time. This Brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the final purchase agreement/s that may be executed between the Developer and the intended purchaser.