



DILIGENT BUILDERS

*A Fresh Approach to Real Estate*

## THE VALLEY

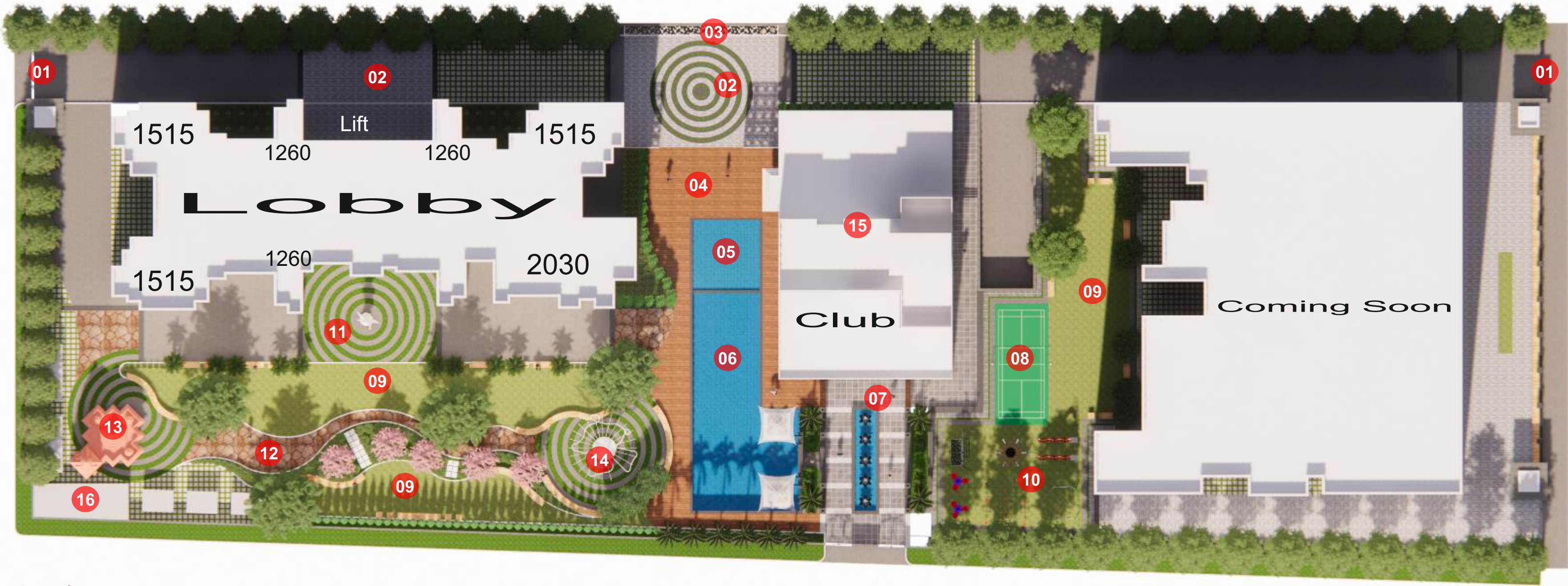
Plot No. 15D, Greater Noida (West) – 201306

RERA ID – UPRERAPRJ5929





LANDSCAPE LAYOUT WITH VASTU CONSIDERATIONS



Legend:

- |                                    |                            |
|------------------------------------|----------------------------|
| 1. Grand entrance with Guard House | 10. Lawn Area with Seating |
| 2. Drop off                        | 11. Kid's Play Area        |
| 3. Feature wall                    | 12. Tower Entry Plaza      |
| 4. Deck area                       | 13. Walkway                |
| 5. Kid's Pool                      | 14. Sculpture              |
| 6. Lap Pool                        | 15. Club house             |
| 7. Club House Entry Plaza          | 16. Services               |
| 8. Badminton Court                 |                            |
| 9. Lawn Area with Seating          |                            |

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LANDSCAPE CONCEPT PRESENTATION











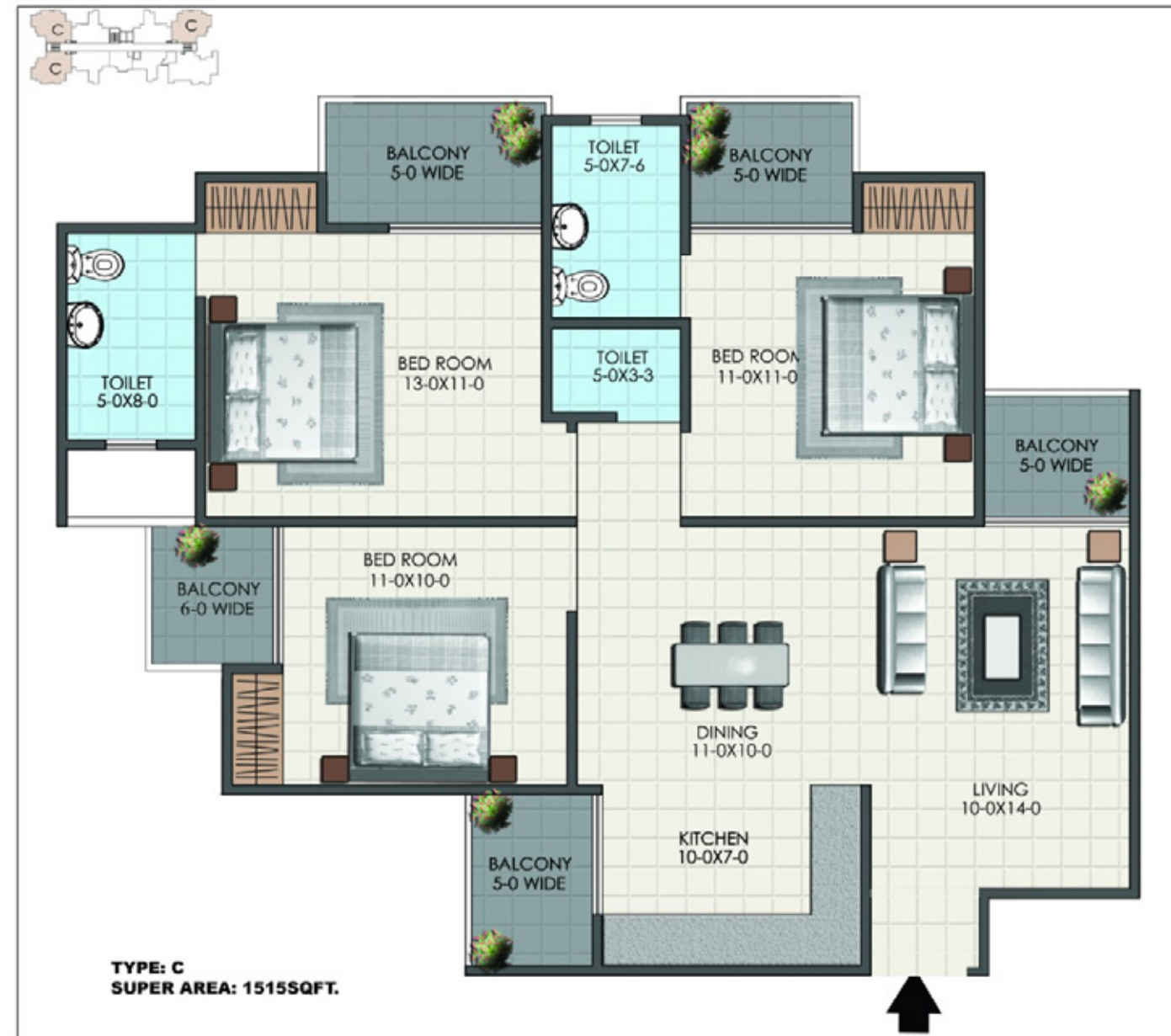
# FLOOR PLAN 3 BHK

Super Area (1260 Sq.Ft), Builtup Area (920 Sq.Ft)



# FLOOR PLAN 3 BHK

Super Area (1515 Sq.Ft), Builtup Area (1150 Sq.Ft)

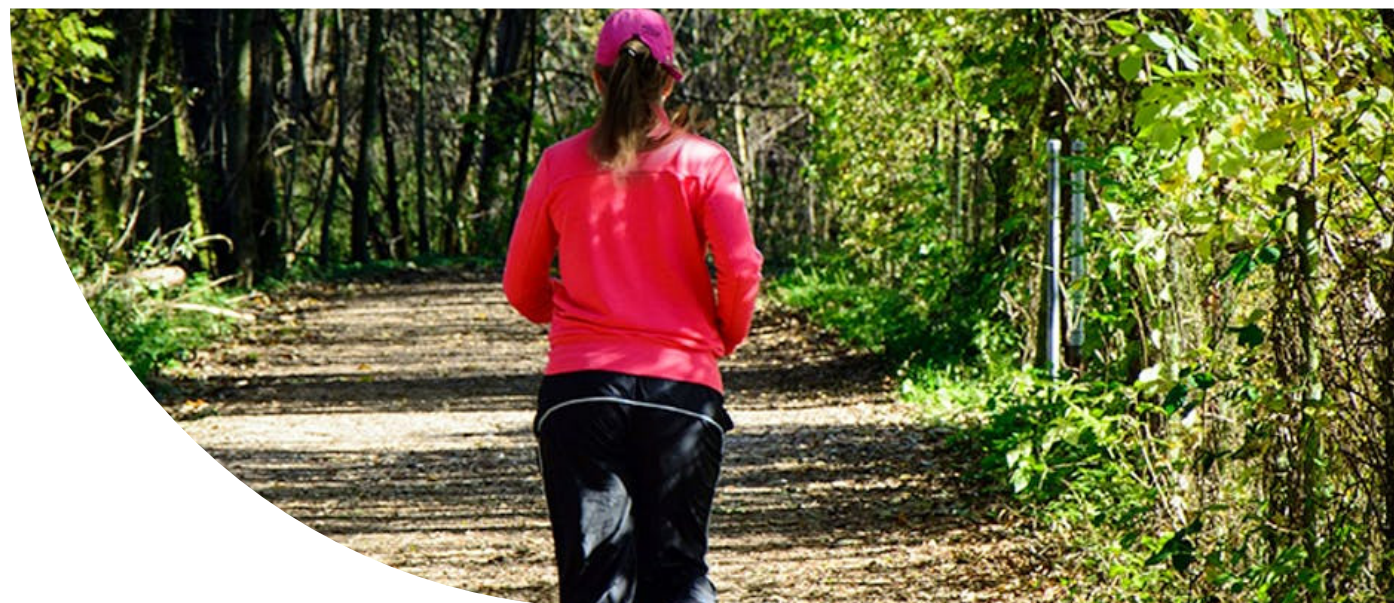


# FLOOR PLAN 4 BHK

Super Area (2030 Sq.Ft), Builtup Area (1540 Sq.Ft)







# Features

- Landscaped verdant open area
- Well ventilated & adequate natural light inflow
- Modern elevators for each block
- Multi level security through centralised CCTV surveillance
- 100% Power back-up for elevators and common areas
- Uninterrupted water supply
- Ample parking space
- Community hall for family occasions
- Jogging track
- Shopping Arcade within campus
- Provision for PNG supply
- Fire fighting system as per latest norm
- Rain water harvesting
- Wi-fi enabled Smart Homes
- Unmatched Well Ventilated 3 side open Plot
- Premium Specifications makes a Peace of mind space





# Elements that define a Smart Lifestyle Experience

Your **Intelligent smart home** is designed the way that takes care of your every day need. Your home would be an experience to own as it comes with smart controlled features like :



# Amenities



Swimming pool with separate pool for kids



Yoga and meditation hall



Fully equipped gymnasium



Health club and Spa



Restaurants



Club lounge



Pool and billiards table



Table tennis room



Indoor games



Multi purpose hall and senior citizen hall



Temple



Badminton court



Jogging trails and Parks



Amphitheatre and skating rink





# Specifications

## ■ Living / Dining

- Wall finish: Birla / J.K putty with plastic emulsion paint.
- Flooring: High End vitrified tiles (Kajaria or Equivalent). 2'X2' / 2'X4' / 2'-6"X2'-6"
- Ceiling: Ceilings white OBD & fire pipe to be covered with boxing.
- Electrical Fittings: Wire & modular switches (Havells or equivalent).

## ■ Master Bedroom

- Wall finish: Birla / J.K putty with plastic emulsion paint.
- Skirting: 100 mm Skirting matching with the Floor Tile.
- Flooring: Wooden Printed Tiles/Vitrified Tiles.
- Ceiling: POP Punning with Acrylic Emulsion Paint.
- Ceiling :Ceilings white OBD & fire pipe to be covered with boxing .
- Electrical Fittings: Wire & modular switches (Havells or equivalent).
- Door: Hard wood frame with flush door & laminate on both sides.

## ■ Other Bedrooms

- Wall finish: Birla / J.K putty with plastic emulsion paint.
- Flooring: High End vitrified tiles (Kajaria or Equivalent). 2'X2' / 2'X4' / 2'-6"X2'-6"
- Ceiling: Ceilings white OBD & fire pipe to be covered with boxing.
- Electrical Fittings: Wire & modular switches (Havells or equivalent).
- Door: Hard wood frame with flush door & laminate on both sides.

## ■ Kitchens

- Wall finish: Designer ceramic tiles up to 2'-0" above counter.
- Flooring: Anti-Skid vitrified / Ceramic tiles (Kajaria or Equivalent). 2'X2' / 2'X4' / 2'-6"X2'-6"
- Ceiling: Ceilings white OBD & fire pipe to be covered with boxing.
- Fittings: Counter in granite stone, CP fixture & fitting of best quality and provision for geyser water supply.

## ■ Toilets

- Flooring: Anti-Skid vitrified/Ceramic tiles (Kajaria or Equivalent). 1'X1' / 2'X2'
- Ceiling: PVC grid ceilings (2X2).
- Fittings: Chinaware (Hindware or equivalent) CP fitting of best quality and provision for geyser water supply.
- Door: Hard wood frame with flush door & mica on both sides.

## ■ Others

- Balconies: Anti-skid ceramic/vitrified tiles (2'X2') External Paint.
- Door/Window: UPVC sliding door window with fly mesh/fixed glass.
- Main Door: 8' height of good quality flush door with laminate on both sides.

