



**TREHAN**  
LUXURY FLOORS

Creating Communities Since 1989



**ANANT RAJ**  
ESTATE

ASHOK ESTATE SECTOR 63A  
GURGAON

LAST FEW UNITS LEFT | BOOK NOW  
3 BHK LUXURY SMART FLOORS **STARTING ₹2.20 CR\***

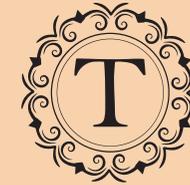
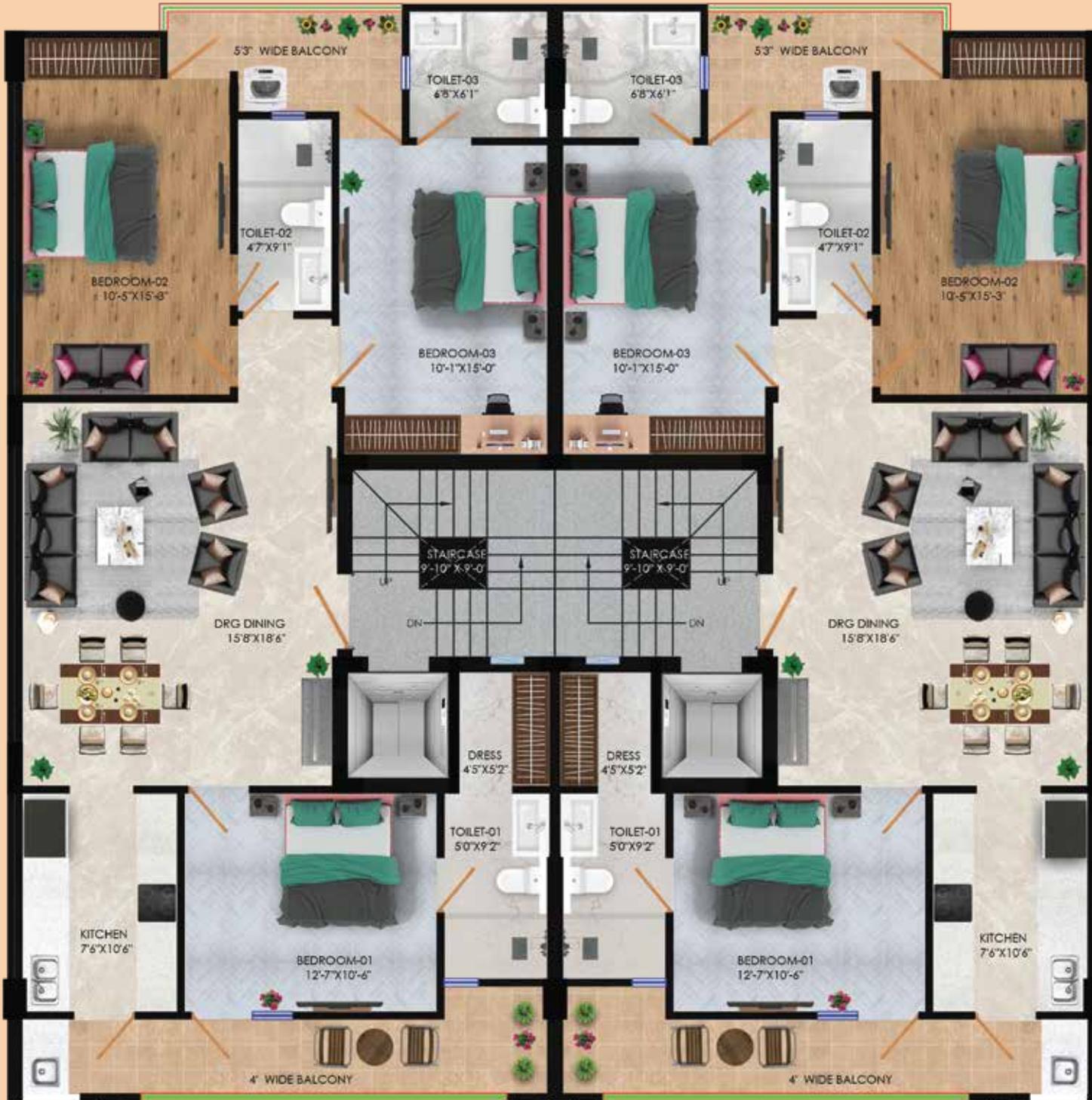


**PROJECT HIGHLIGHTS**

- Electric Car Charging Provision
- Smart Home Automation
- Built-In Alexa
- Smart Light
- Smart Door Lock
- Smart MLight
- CCTV
- Water Proofing
- Modular Kitchen Chimney & Hob
- Video Door Phone
- Background Music System
- Smart Curtain Track
- Wardrobes
- Smart Visitor Management System
- Lift
- Power Backup

- Well-connected Location
- Rapid Metro Station (Sector 56) - 7 min
- Indira Gandhi International /T3 - 30 min
- Universities & School
- Hospital

CONTACT YOUR RM TO KNOW MORE



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## TYPICAL FLOOR PLAN-B

### A-247 & A-248

SCAN QR CODE  
FOR A VIRTUAL HOUSE TOUR





# PROPOSED SPECIFICATIONS\*\*

## STRUCTURE

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

## FLOOR FINISHES

Drawing room, Kitchen, Lobby - 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 Vanities in Bedrooms finished in High end Laminates as per wardrobe design. Granite at vanity Counter top

## 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 (without mosquito net) with 6mm toughened Glass. Internal Doors - Laminate cladded Flush Door; Door frames - Hardwood/ Veneer cladded; Architrave - Laminate cladded; Door Hardware in SS Matt finish (Dorset or Equivalent); Electronic lock on main door (Dorset or Hawkvision or Equivalent)

## LIFT

4-6 Passengers by reputed Elevators brand.

## ELECTRICAL

PVC Conduits (Astral/Polypack/AKG/Setia/Anchor); Wiring (Polycab/Havells Standard/Anchor); MCB (Havells Standard/Anchor/Hager or Equivalent); Socket & Switches (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 Geysers 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.

## PLAN (B&C)

## A-190 TO 197, A-199 TO A-214, A-236 TO A-243 & A-247 TO A-248

## TOILETS

Mirrors over Vanities of Washrooms; Glass partition in Shower area; WC, Washbasin (Jaquar/American Standard or Equivalent), Faucets (Jaquar/Grohe or Equivalent); Cisterns (Jaquar/Grohe or equivalent).

## PLUMBING

UPVC/CPVC Pipes (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 (Vectus or equivalent).

## RAILINGS

Front Balcony railing in Cast Iron/ Wrought Iron with handrail. Rear Balcony in MS.

## SECURITY

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

## ELEVATION

Designer Classical Elevation or as per latest designs.

## AUTOMATION

Automation 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.  
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.

## SERVANT ROOM

Vitrified Tiles at floor, Plastic paint at walls and ceiling (Berger/UltraTech or equivalent). Wall/ceiling fan and light. Toilet: - Tile flooring, Tiles at walls up to 4 ft. ht. Conventional CP Fittings, Chinaware

## BASEMENT

Vitrified Tiles at floor, Plastic paint at walls and ceiling (Berger/UltraTech or equivalent). ceiling fan and light.  
Toilet: - Tile flooring, Tiles at walls Conventional CP Fittings, Chinaware

## DISCLAIMER

Marble/Granite being natural material have inherent characteristics of color and grain variations. Servant Room shall not be provided with air conditioning provision. 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 running pipes areas.