



**TREHAN**  
LUXURY FLOORS  
Creating Communities Since 1989

P R E S E N T I N G

**3 BHK ELEGANT LUXURY  
BUILDER FLOORS**



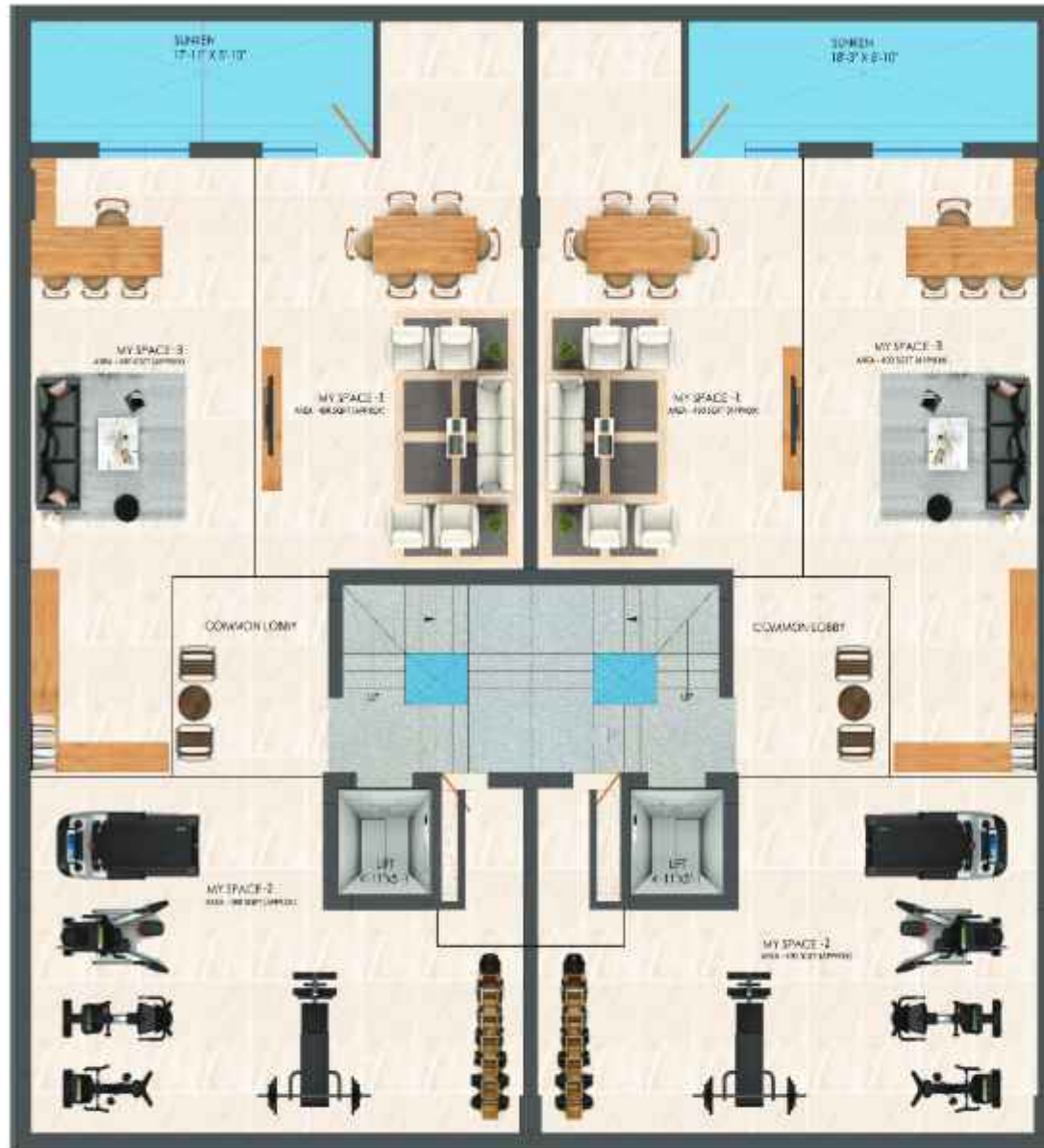
"This property takes care of the next level by integrating with the facility management company JLL."



**ONE GOOD EARTH**  
SECTOR-71, GURGAON

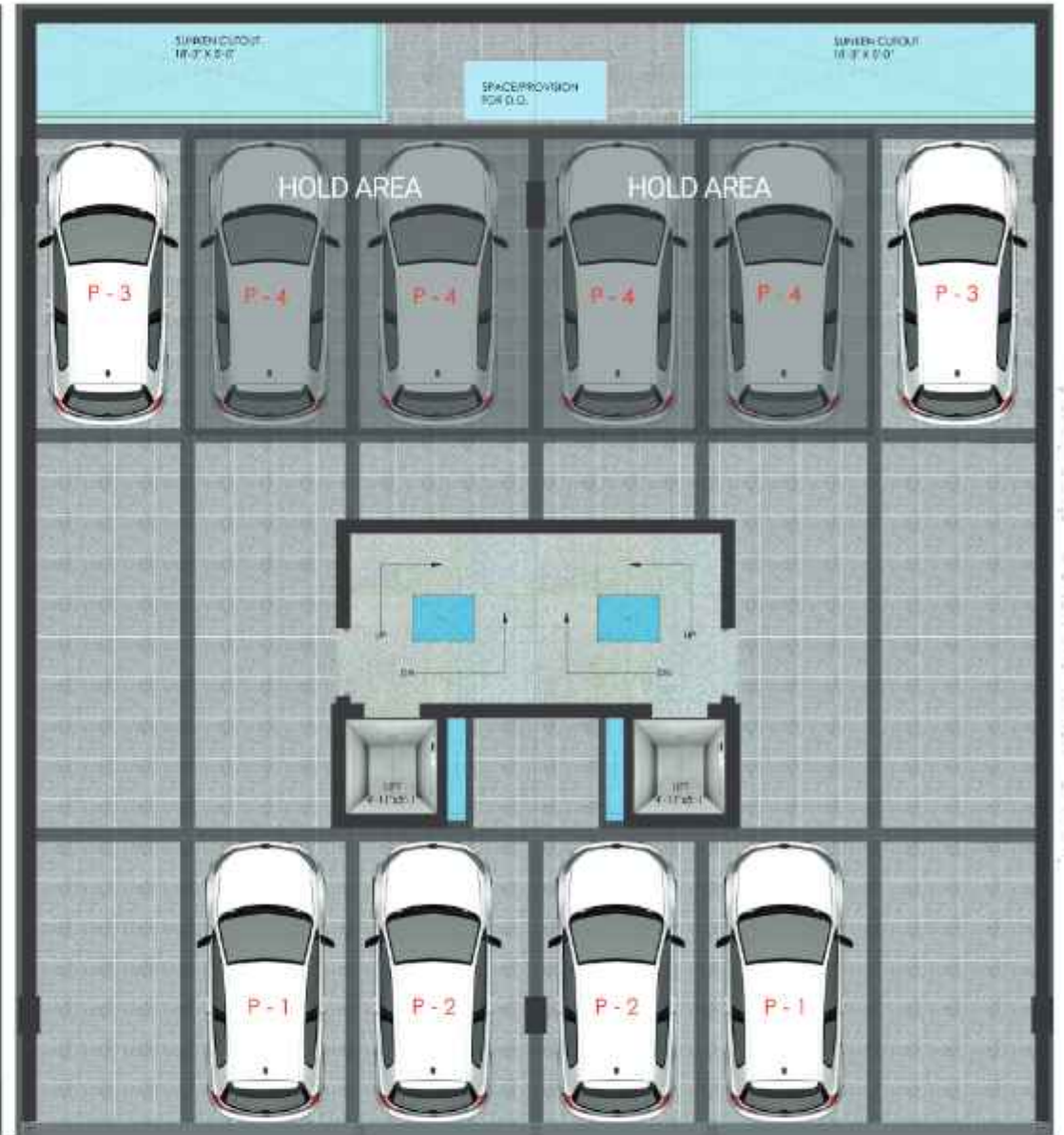


1300 METERS FROM SPR ROAD  
1500 METERS FROM GURGAON SOHNA ROAD  
BESIDES DLF ALAMEDA



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/Equivalent);Use of Already-mix 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.

## CEILING & 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 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.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 Trufo/Astral/Supreme/Apollo/Fusion/Prince/Finotex or Equivalent); UG water pump for each floor separately. Under Ground tank for each floor of ~1000L and overhead tank of 1000L (Hindware Trufo/ 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 TBR 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 (16"x16") 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.


SOHNA ROAD AND SPR  
NEERU HONDA CHOWK  
PARK HOSPITAL  
MEDANTA THE MEDICITY  
HUDA CITY CENTRE METRO  
RAJEEV CHOWK  
AIRIA MALL  
NATIONAL HIGHWAY  
SECTOR 54 CHOWK RAPID METRO  
IGI AIRPORT

02 11 05 12 13 13 05 05 15 25  
RMR RMR RMR RMR RMR RMR RMR RMR RMR RMR

 **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 Goerka 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 Eian PVR(under way)

 **SHOPPING**  
1 Omaxa 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

## EXCELLENT LINKS TO THE CITY



# SITE MASTER PLAN DEVELOPMENT

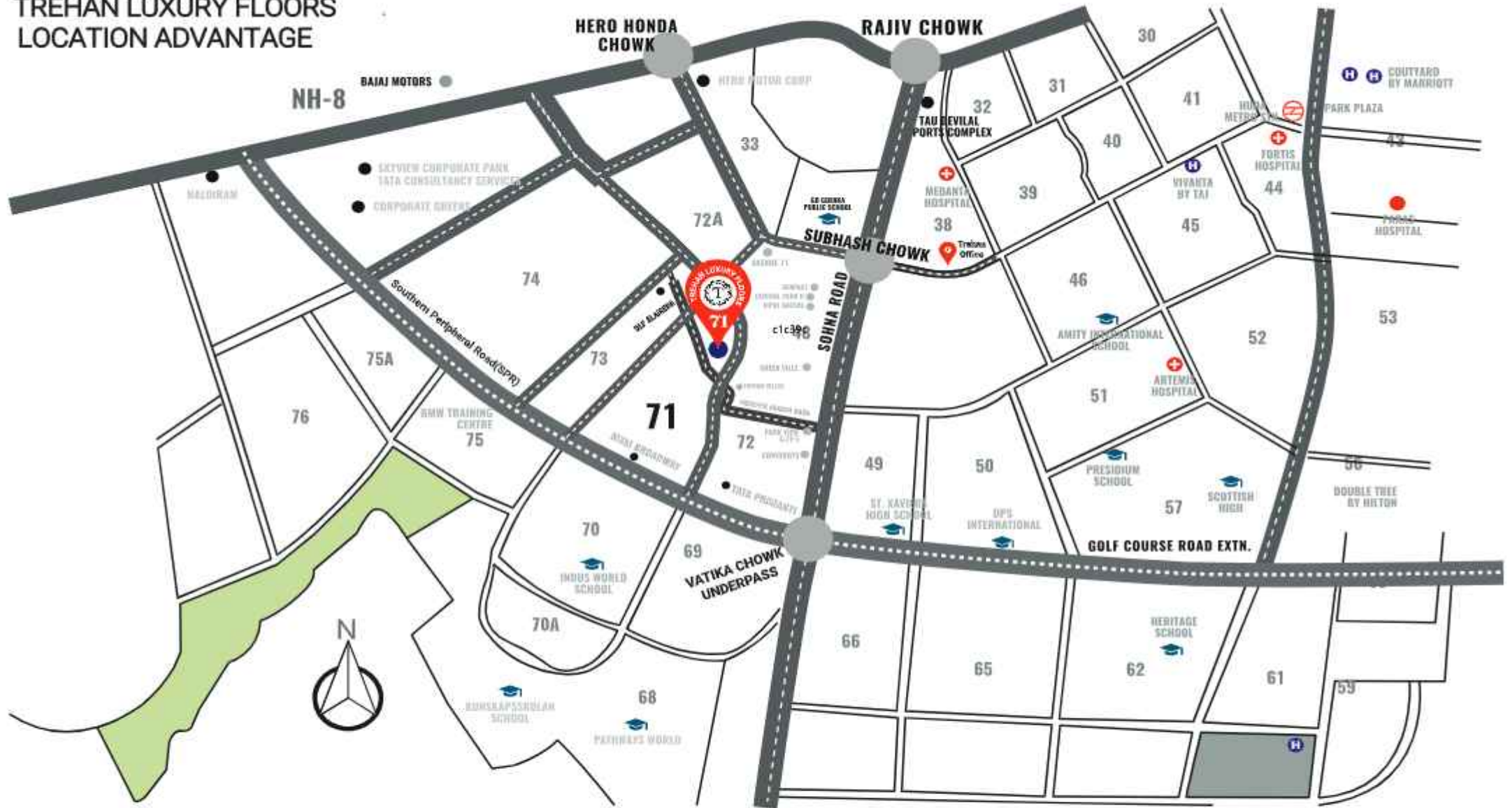
AT ONE GOOD EARTH, SECTOR 71, GURGRAM

1500 METERS FROM GURGAON SOHNA ROAD

1300 METERS FROM SPR ROAD

BESIDES DLF ALAMEDA

# TREHAN LUXURY FLOORS LOCATION ADVANTAGE



**500** LUXURY FLOORS  
ALREADY DELIVERED IN MULTIPLE LOCATIONS OF GURUGRAM

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