



THE
KINGS RESERVE



Only for a chosen few...



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LIST OF ENCLOSURES

- 1.0 About Greater Noida
- 2.0 Road Map to The Kings Reserve
- 3.0 Typical Flat Layout Plan
- 4.0 Typical Floor Plan
- 5.0 Ground Floor Plan
- 6.0 Site Plan
- 7.0 Specifications
- 8.0 Common Facilities
- 9.0 Terms & Conditions



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1.0 ABOUT GREATER NOIDA

Greater Noida dubbed as the 'Smart Eco Friendly City' has today emerged as a symbol of modern day town planning. Part of the National Capital Region, this modern day marvel is spread over more than 12000 acres and is a mere 30 minutes away from Delhi via the DND flyover and the Six-Lane Expressway. It's Infrastructure and Facilities conform to the highest contemporary standards in living and planned in such a manner that they shall always exceed demand at all stages of development. Greater Noida Industrial Development Authority, the body behind this township, in its endeavor to develop the city in a planned manner and to give the township and improved streetscape, a controlled urban form and a balanced look has framed stringent Urban Design Guidelines regarding built form, landscaping and street furniture.

It is one of the most sought after destinations offering a host of features:

- Taj International Airport planned.
- Taj Expressway between Greater Noida and Agra to bring Taj Mahal just 100 minutes away.
- A dedicated commuter rail link.
- IT Parks, Bio Tech City, Export Promotional Park, Toy City, Eco Tech City, Institutional areas, etc.
- Special Economic Zone planned over 2500 acres along Expressway.
- Medical City aimed to promote Medical Tourism.
- India's first State of the Art Exposition Mart for Cottage and Handicraft Sector.
- Amusement Park of International Standards planned.
- Night Safari planned in 150 acres.
- International PGA Standard 18 hole Golf Course designed by Greg Norman.
- Integrated Sports Complex.
- Privatized and reliable power distribution.
- 24 hours water supply and abundant sweet ground water.
- 24 hours service centre to solve civic problems.
- 60 to 105 meter wide road network with ornamental roundabouts and avenues.
- Planned sector layout with community and recreational centers, parks and playgrounds at sector level.

SOME RECENT ANNOUNCEMENTS

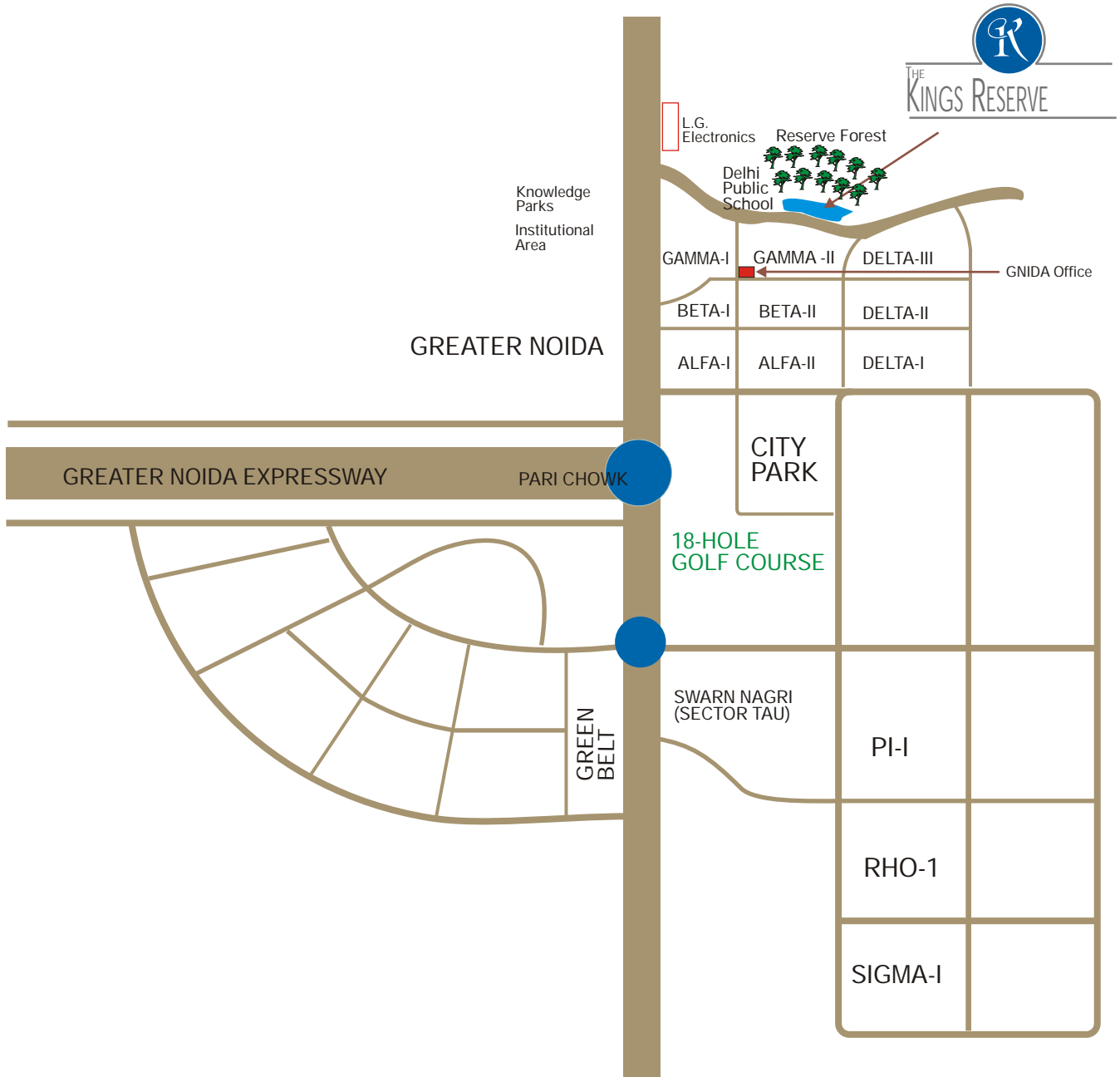
- 150 Acre IT Park by Wipro.
- 150 Room World Class Spa and Convention Centre by Jaypee Group.
- 24 Acre Conference and Leisure Complex and an Auto Ancillary Unit by Britain's Caparo Group of Lord Swaraj Paul.

For more information on Greater Noida log on to the official website of
Greater Noida Industrial Development Authority

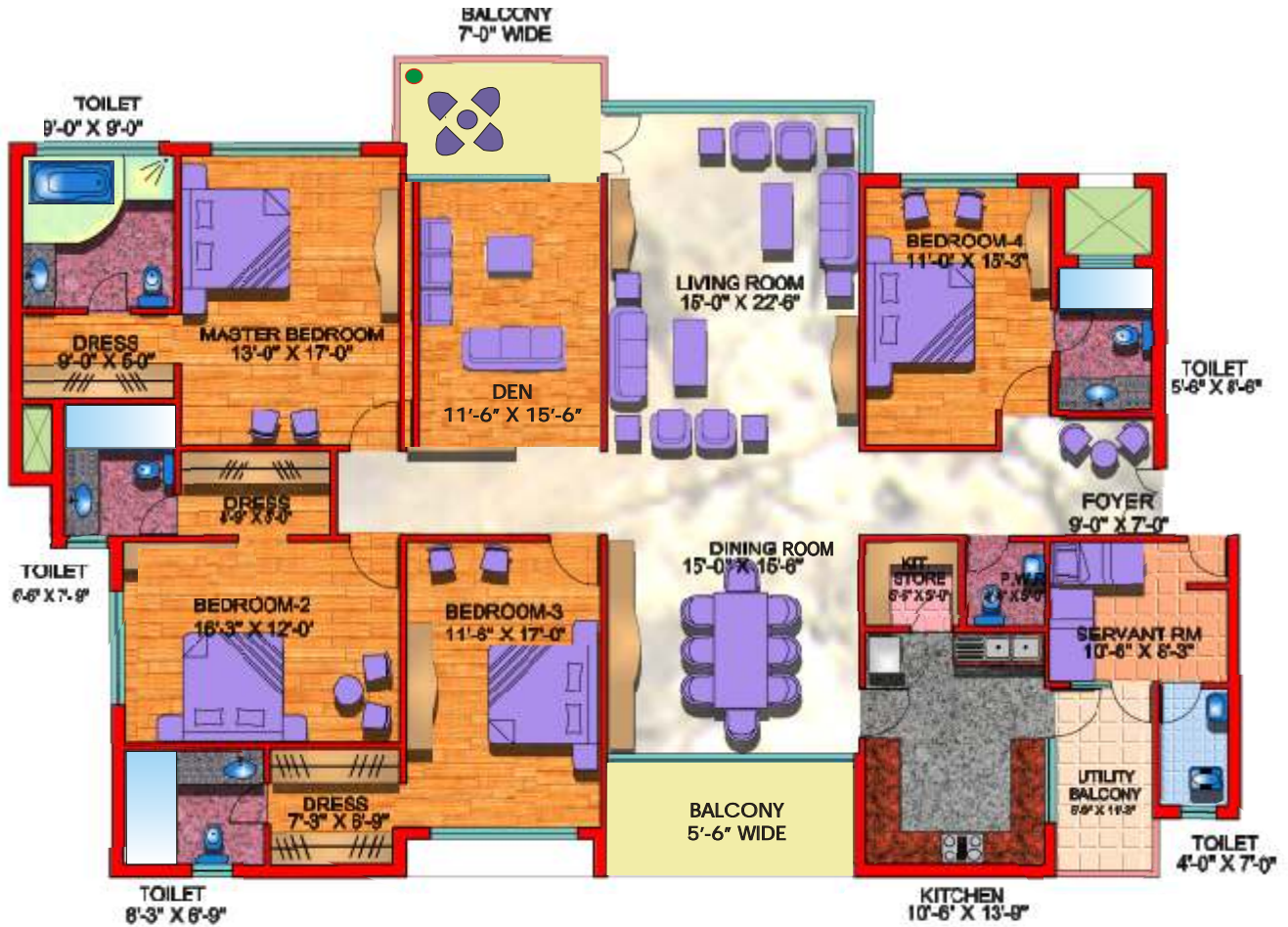
www.greaternoida.com



2.0 Road Map to The Kings Reserve



3.0 TYPICAL FLAT LAYOUT PLAN

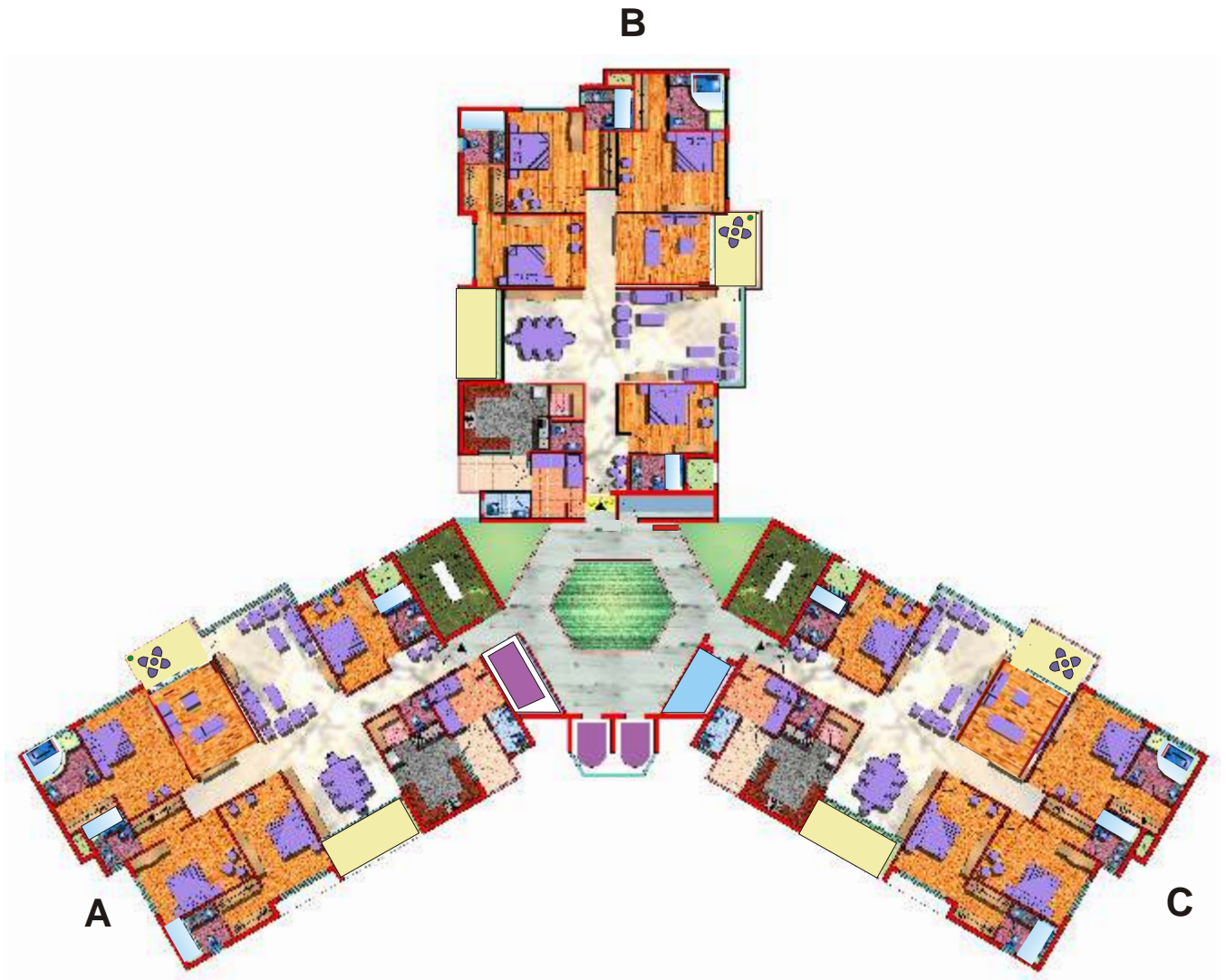


SUPER AREA / UNIT = 4200 SQ.FT (APPROX.)

- LIVING ROOM ● DINING ROOM ● POWDER ROOM ● DEN ● FOUR BEDROOMS WITH ATTACHED TOILETS ● THREE DRESSERS ● KITCHEN ● KITCHEN STORE ● UTILITY BALCONY ● SERVANT ROOM WITH TOILET ● BASEMENT STORE ● BASEMENT CAR PARKS



4.0 TYPICAL FLOOR PLAN



5.0 GROUND FLOOR PLAN



LEGEND	
S. No.	Description of Rooms
1.	Toddlers Room
2.	Table Tennis Room
3.	Cards Room
4.	Pool Room
5.	Family Lounge
6.	Pantry
7.	Main Stairs
8.	Utility Room
9.	Spa Reception
10.	Corridor
11.	Gymnasium
12.	Mens Spa
13.	Mens Changing Room
14.	Ladies Spa
15.	Ladies Changing Room
16.	Fire Escape Stairs
17.	Visitors Lounge
18.	Conference Room
19.	Estate Office
20.	Ladies Toilet
21.	Gents Toilet
22.	Multi Purpose Hall
23.	Entrance Foyer
24.	Fire Control Room
25.	Lift
26.	Service Lift



6.0 SITE PLAN



LEGEND	
S. No.	Description of Rooms
1.	Swimming Pool
2.	Paddle Pool
3.	Sitout 1
4.	Sitout 2
5.	Gazebos
6.	Zen Garden
7.	Children's Play Ground
8.	Toilet Block
9.	Tennis Court
10.	Half Basketball Court
11.	Cricket Net
12.	Paddock
13.	Party Lawn
14.	Entrance Island
15.	Main Entrance & Guard Room
16.	Electrical Room
17.	Visitor's Parking
18.	Ramp To & Fro Basement
19.	Pavillion
20.	6 m Wide Service Road
21.	Main Building



7.0 SPECIFICATIONS

1	Structure	Earthquake Resistant RCC Framed Structure (with latest seismic code)	
2	Air Conditioning	Split Air Conditioners in Drawing, Dining, Den and all Bedrooms	
3	Drawing / Dining/ Foyer	Floor	Italian Marble
		Walls	Acrylic Emulsion on POP
		Ceiling	Acrylic Emulsion on POP
4	Den	Floor	Wooden Laminated
		Walls	Acrylic Emulsion on POP
		Ceiling	Acrylic Emulsion on POP
5	Bedrooms	Floor	Wooden Laminated
		Walls	Acrylic Emulsion on POP
		Ceiling	Acrylic Emulsion on POP
6	Dressers	Floor	Wooden Laminated / Tiles
		Walls	Acrylic Emulsion on POP
		Ceiling	Acrylic Emulsion on POP
		F & F	Modular Cupboards
7	Doors	Seasoned Hardwood Frame with Moulded Skin Doors	
8	External Doors and Windows	Powder Coated Aluminium Sliding	
9	Master Toilet	Floor	Ceramic Tiles
		Walls	Ceramic Tiles
		Ceiling	OBD on POP
		Counter	Granite
		F & F	Bath Tub, Superior Quality CP Fittings
10	Other Toilets	Floor	Ceramic Tiles
		Walls	Ceramic Tiles
		Ceiling	OBD on POP
		Counter	Granite
		F & F	Superior Quality CP Fittings





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11 Kitchen	Modular Floor Walls Ceiling Counter F & F	Ceramic Tiles Ceramic Tiles 2 feet Above Counter. Balance Acrylic Emulsion OBD on POP Granite Double Bowl Stainless Steel Sink with Drainboard
12 Servant Room / Utility Area / Kitchen Store	Floor Walls Ceiling	Ceramic Tiles Dry Distemper Dry Distemper
13 Balcony	Floor Walls Ceiling	Ceramic Tiles Textured Paint / Weather Coat Emulsion OBD on POP
14 Electrical Work		Copper Wiring in Concealed PVC Conduits Sufficient Light and Power Points Telephone and TV Points in Drawing, Dining, Den and all Bedrooms Modular Switches and Sockets
15 Lift Lobbies / Stair Cases	Floor Walls Ceiling	Combination of Marble / Stone Combination of Marble / Stone / Paint OBD on POP False Ceiling



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8.0 COMMON FACILITIES

LIFE STYLE

GYMNASIUM
GENTS AND LADIES SPA
LOUNGE
VISITORS MEETING AREA
CONFERENCE ROOM
MULTI PURPOSE HALL
MULTI PURPOSE LAWN



RECREATION

SWIMMING POOL
PADDLE POOL
TENNIS COURT
TABLE TENNIS
CRICKET NET
BASKETBALL
JOGGING TRACK
POOL ROOM
INDOOR GAMES ROOM
CHILDREN'S PLAYGROUND



INFRASTRUCTURE

100 % POWER BACK UP
24/7 SECURITY WITH VIDEO SECURITY SYSTEM
COMMUNICATION SYSTEM
PROVISION FOR PIPED GAS SUPPLY
PROVISION FOR BROADBAND CONNECTIVITY
PROVISION FOR CABLE TV
RO SYSTEM FOR DRINKING WATER
ADDITIONAL SERVICE LIFT



9.0 TERMS & CONDITIONS

1. ALL PLANS, DIMENSIONS, AREAS, SPECIFICATIONS, FACILITIES, PAYMENT PLANS, ETC. ARE INDICATIVE AND PROVISIONAL, AND ARE SUBJECT TO VARIATION, DELETION AND MODIFICATION AS DECIDED BY THE COMPANY OR BY ANY COMPETENT AUTHORITY.
2. ALL VISUAL REPRESENTATIONS SHOWN ARE PURELY CONCEPTUAL.
3. THE SUPER AREA OF THE APARTMENT INCLUDES THE COVERED AREA OF THE APARTMENT PLUS THE PROPORTIONATE AREA IN COMMON AREAS, COMMON SERVICES AND COMMON FACILITIES.
4. TIMELY PAYMENT OF INSTALMENTS AND OTHER AMOUNTS DUE SHALL BE THE ESSENCE OF THE AGREEMENT.
5. PRICE PREVAILING ON THE DATE OF THE BOOKING AND ACCEPTED BY THE COMPANY SHALL BE APPLICABLE.
6. PRICES ARE ESCALATION FREE.
7. THE PRICES/PAYMENT PLANS ARE SUBJECT TO REVISION/ WITHDRAWAL AT ANY TIME WITHOUT NOTICE AND AT THE SOLE DISCRETION OF THE COMPANY.
8. ANY ADDITIONAL FACILITY THAT MAY BE PROVIDED SHALL BE CHARGED FOR EXTRA.
9. PRICES, TERMS & CONDITIONS STATED HEREIN ARE NOT EXHAUSTIVE AND ARE MERELY INDICATIVE.
10. OTHER TERMS AND CONDITIONS OF SALE WOULD BE AS PER THE STANDARD ALLOTMENT LETTER/AGREEMENT TO SELL OF THE COMPANY.

Kings Township Pvt. Ltd.

Corporate Office:
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Site Office:
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Sector Gamma II
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Greater Noida

