

A DESTINATION FOR  
A WORLD CLASS EXPERIENCE

**12<sup>TH</sup>**  
**AVENUE**

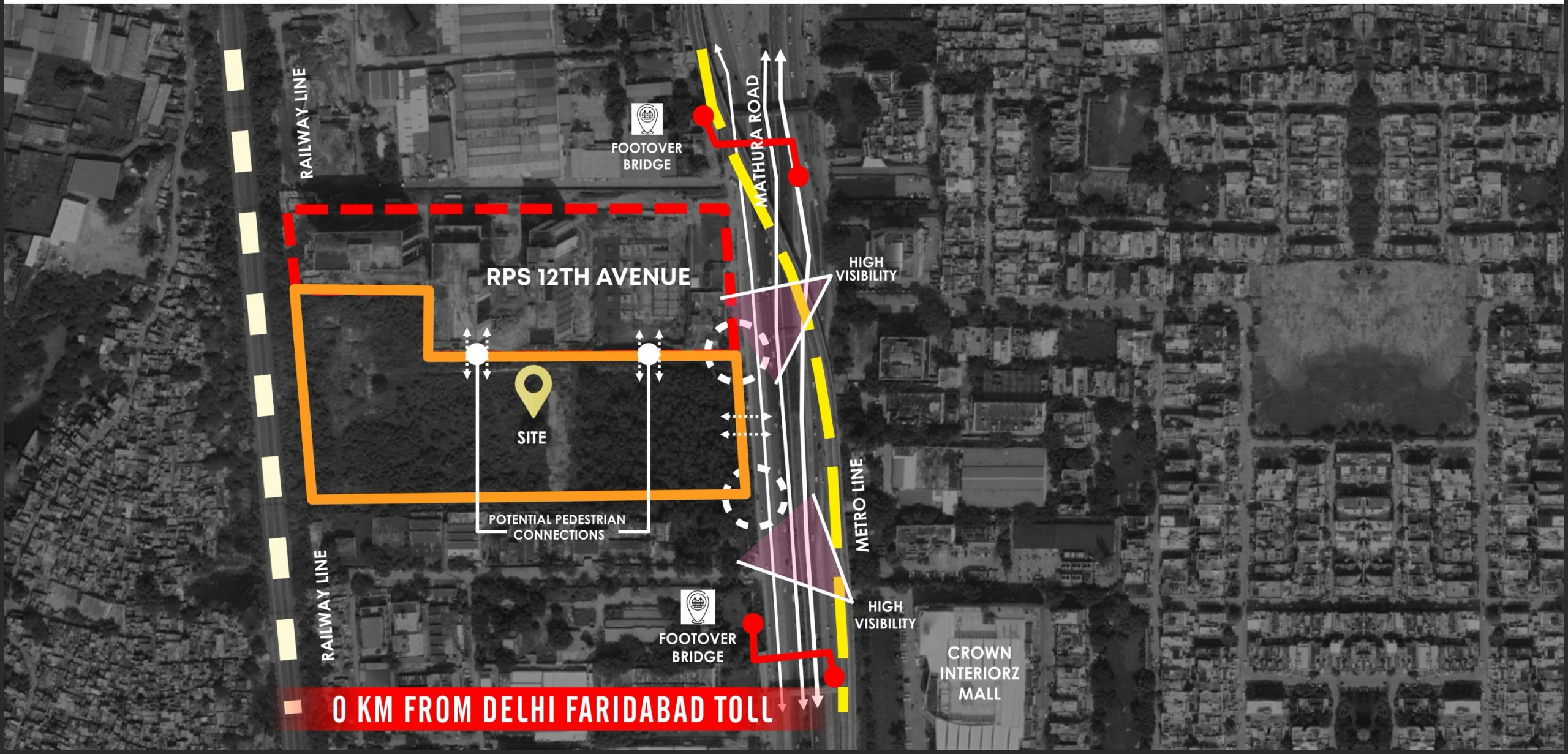
OFFICE | RETAIL | RESIDENCES  
OKM FROM DELHI FARIDABAD TOLL

**THE NEW HORIZON OF SOUTH DELHI**

# SITE ANALYSIS

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01



**0 KM FROM DELHI FARIDABAD TOLL**

**FRONT 700 FEET**

**TOTAL AREA 16.5 ACRE**  
**TOTAL BUILT UP AREA 30 LAC SQ. FT.**

**RETAIL**  
**15 LAC SQ. FT.**

**OFFICE**  
**10 LAC SQ. FT.**

**RESIDENTIAL**  
**5.0 LAC SQ. FT.**



# 12<sup>TH</sup> AVENUE



PREMIUM OFFICE SPACE



METICULOUSLY PLANNED RETAIL SPACE



ULTRA LUXURIOUS RESIDENCES

A DYNAMIC ECOSYSTEM OF  
**WORK, LIFE & LEISURE**

# MASTER PLAN

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Phase-1 & 2

02



**THE ONE ON THE BORDER.  
AND AT THE CENTER OF OPPORTUNITY.**



**PHASE 2**  
RETAIL SPACE

**PHASE 1**  
OFFICE SPACE

## FIRST ORGANISED & LARGEST OFFICE SPACE OF FARIDABAD



### Mix Land use Development of 7.5 Acre

- IT/Office Area – 10 Lac Sq. Ft.
- Retail Area – 3 Lac Sq. Ft.

### Product Mix

Development have 1 Tower of Retail and F&B and 4 Towers of Office Space, with more than 1700 car parking and adequate powerback up.

### Location

Bang on National Highway at Delhi Border  
0 km from Sarai Metro Station Centrally located for Faridabad, South Delhi & Noida

# OVER 250+ OFFICES OPERATIONAL



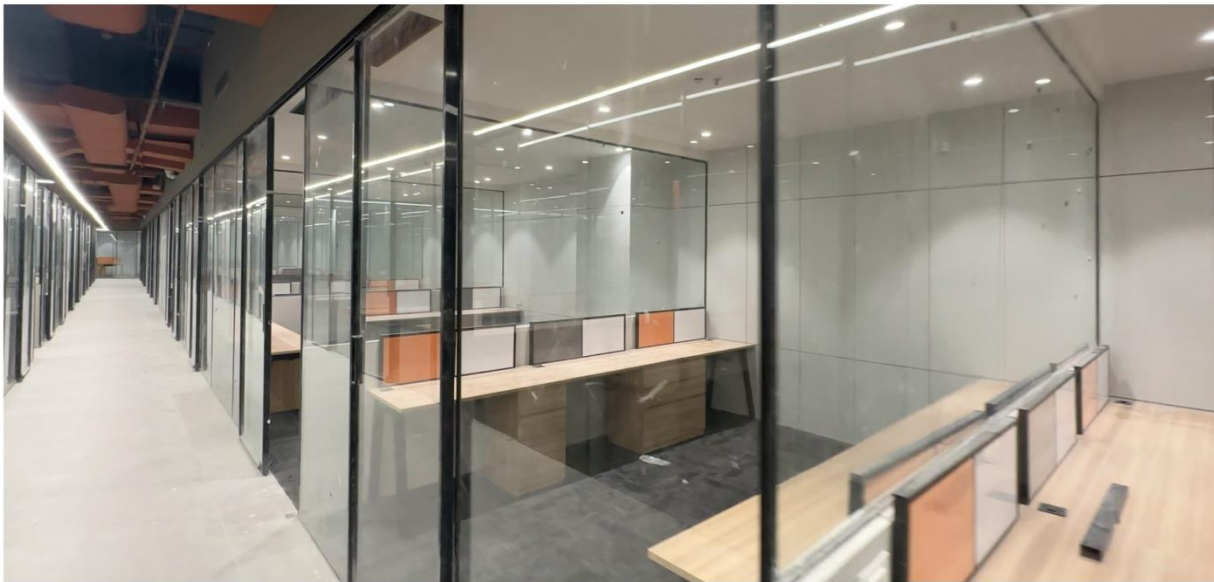




Where Growth Meets Grandeur  
**1200 Seats of Premium Co-Working**

**& work**

**NOW OPERATIONAL**



# PHASE-2

RETAIL SPACE

# PHASE-1

OFFICE SPACE

T3  
G+12

T5  
G+11

T4  
G+7

UNDER CONSTRUCTION





# PHASE-1 TOWER-4 & 5



# A DESTINATION THAT WILL TAKE THE CITY BY STORM

RPS 12th Avenue is a mixed land use development at the cusp of South Delhi and Faridabad, tapping into one of the most affluent and fast-growing catchments in the NCR, seamlessly blending luxury retail, global dining, vibrant entertainment, and premium hospitality to set a new benchmark for integrated urban spaces.

## KEY HIGHLIGHTS

Elegant architecture, luxurious interiors, top-of-the-line facilities and modern infrastructure

- Prominent Visibility From Delhi Mathura Highway
- Outdoor Plaza & Central Street
- Mixed Land Development of Office & Retail
- Central Lifts & Escalators for Easy Access.
- Huge Landscape Area in Front of the Project
- Three Level Basement & Open Parking Area
- Dedicated Service Lifts



Hypermarket



Café & Restro Bar



Cinema



Fashion



Family Entertainment Center



Roof Top Bars



# CREATIVE CORE OF CULINARY EXPERIENCES

A VIBRANT HUB FOR FINE DINING, CAFÉ, RESTRO BAR



# RETAIL

## Brands ON BOARD



# RETAIL

## Brands UP COMING

**PHASE-3**  
FUTURE EXPANSION  
RETAIL & RESIDENTIAL



**PHASE-1**  
OFFICE SPACE

**PHASE-2**  
RETAIL SPACE



THE  
**CROSS**  
WALK

A CURATED RETAIL EXPERIENCE

# INTRODUCING FIRST, LARGEST & MOST LUXURIOUS ORGANIZED RETAIL AT DELHI BORDER

THE  
**CROSS  
WALK**

**OFFICE SPACE**

## WINTER SUN PATH

APPROXIMATE AND TYPICAL WINTER DATA  
BASED UPON THE 29TH JANUARY 2020.

### SUN RISE:

07:02  
110 DEGREES ESE

### SUN SET:

18:03  
250 DEGREES WSW

### AVERAGE DAY: (HOURS)

10:44

## SUMMER SUN PATH

APPROXIMATE AND TYPICAL SUMMER  
DATA BASED UPON THE 29TH JUNE 2020.

### SUN RISE:

05:57  
63 DEGREES ENE

### SUN SET:

19:14  
297 DEGREES WNW

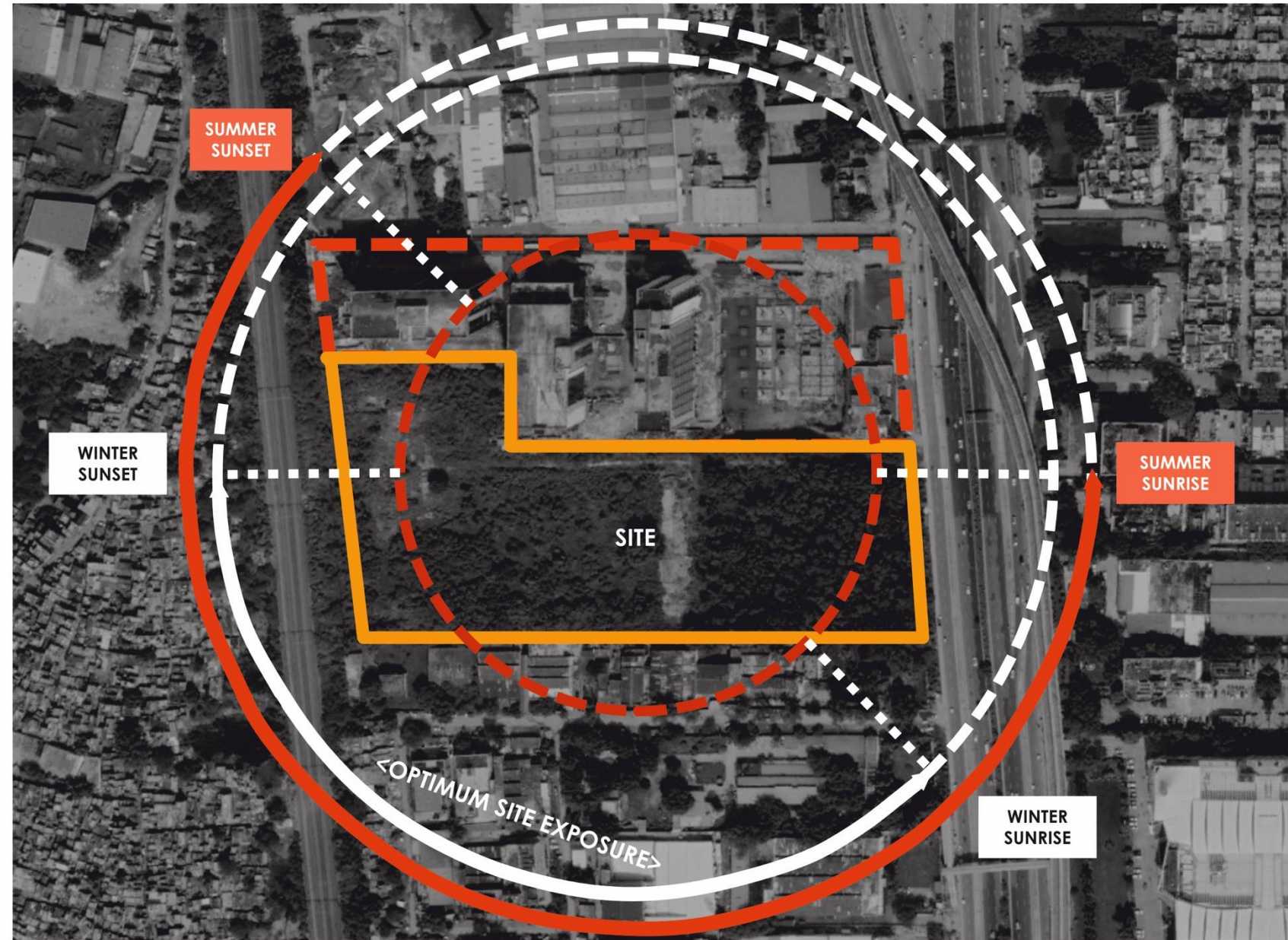
### AVERAGE DAY: (HOURS)

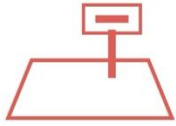
13:55

## AVERAGE TEMPERATURE

SUMMER: 33 DEGREES

WINTER: 22 DEGREES





## CLIMATE

Faridabad, the wet season is hot, oppressive and partly cloudy and the dry season is warm and mostly clear. Over the year, the temperature typically varies from 9° C to 41.1°C.



## SUNLIGHT

12.32 hrs in summer solstice  
 12.00 hrs in winter solstice



## TEMPERATURE

Very hot summer day temperature (42°C) and cold temperature in winter days (9°C)



## WIND

The predominantly average hourly wind direction in Faridabad is from the West with an average speed of 1.0mph.



## OUTDOOR COMFORT

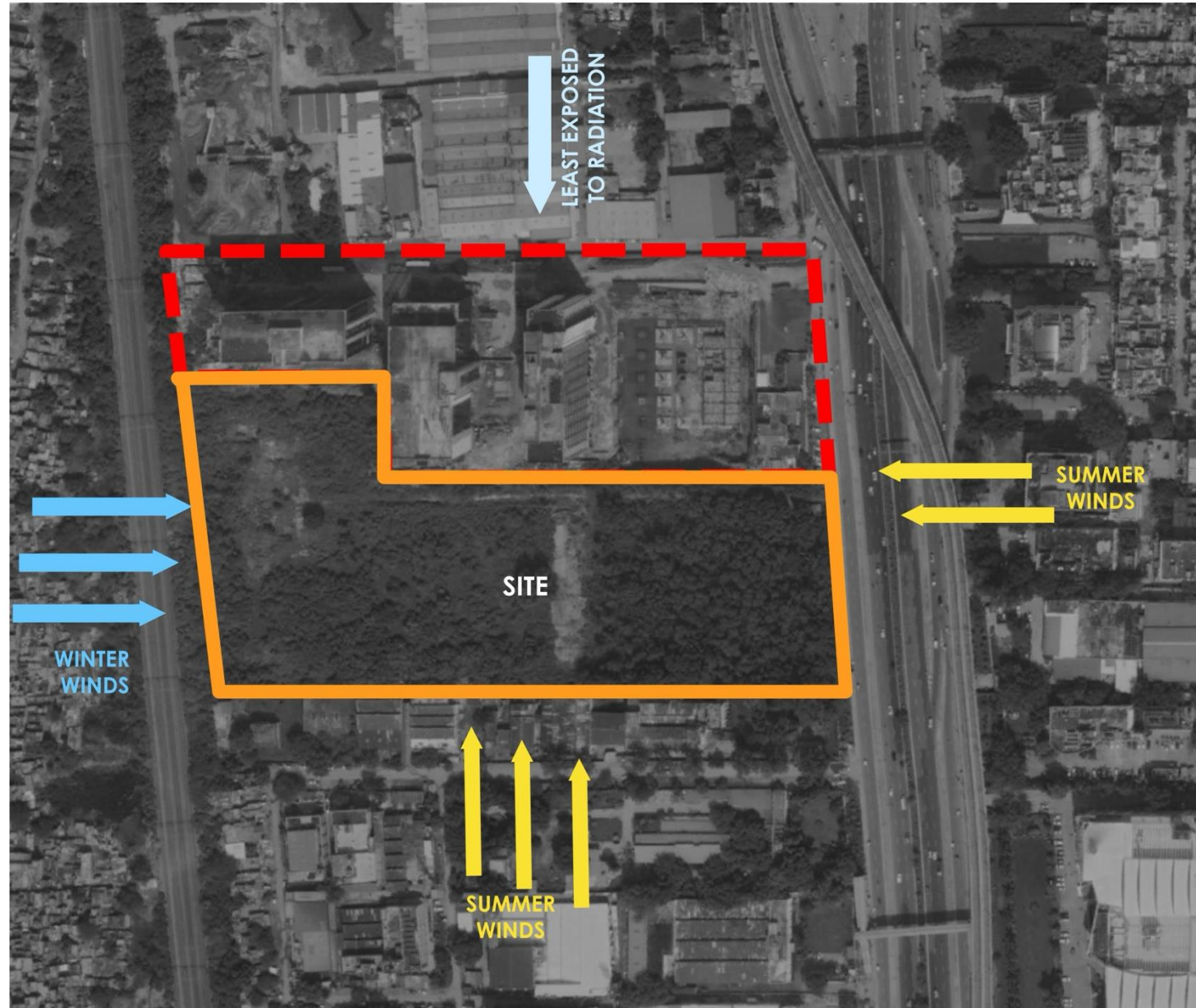
The best time to visit Faridabad is from late February to mid March and from mid October to late November, with a peak score in the first week of November.



## RAINFALL

Rainy period: 9.2 months (January–October)  
 Rainless period: 2.8 months (October–January)

The most rain falls during the 31 days centered around August, with an average total accumulation of 6.8 inches

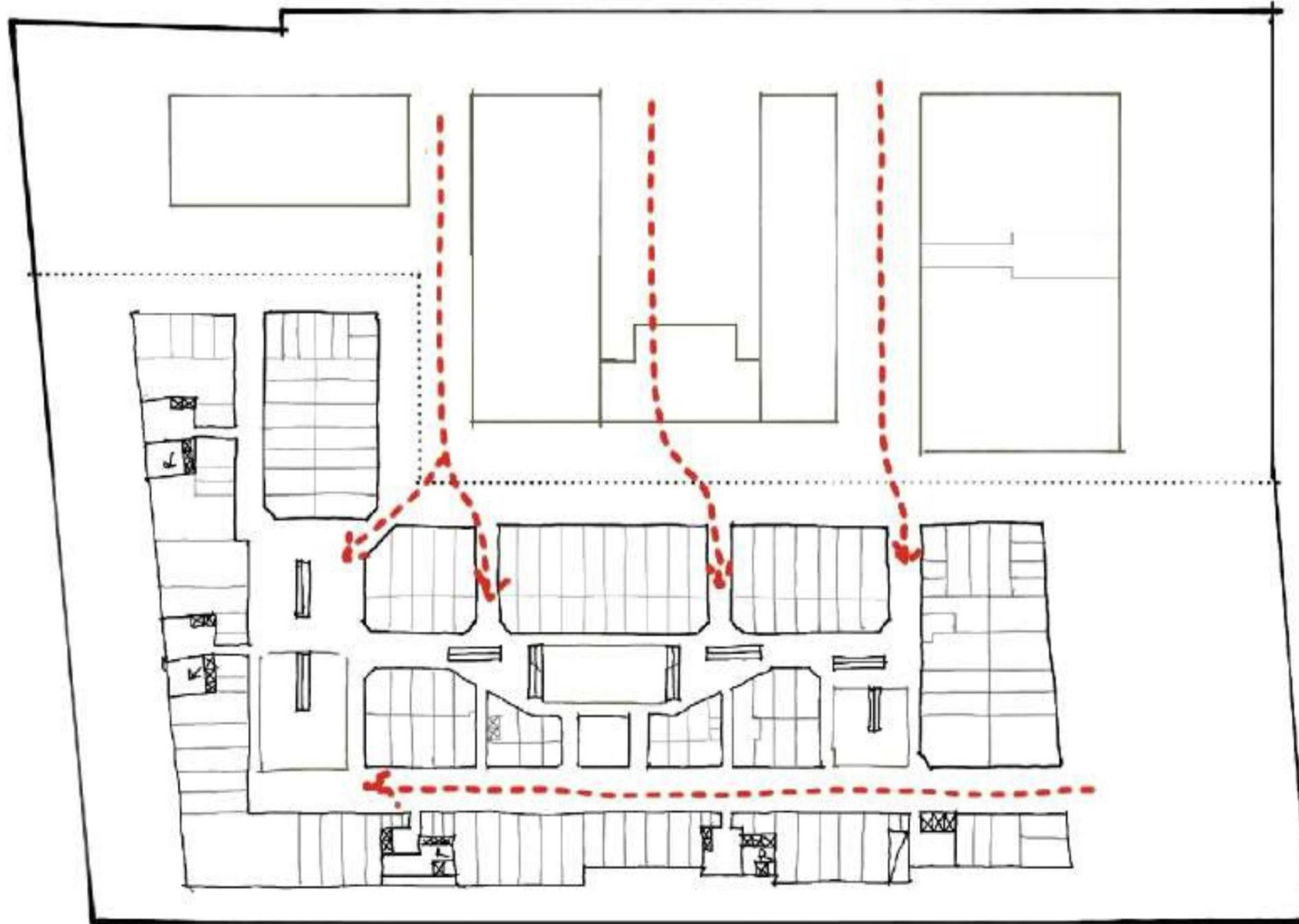


# MASTER PLAN

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A thriving Eco System of 16.5 Acre  
Phase 1, 2 & 3

03



# CONCEPT PLANNING

AXIAL PLANNING WITH ENTRIES AND CONNECTIONS AT FOCAL POINTS.

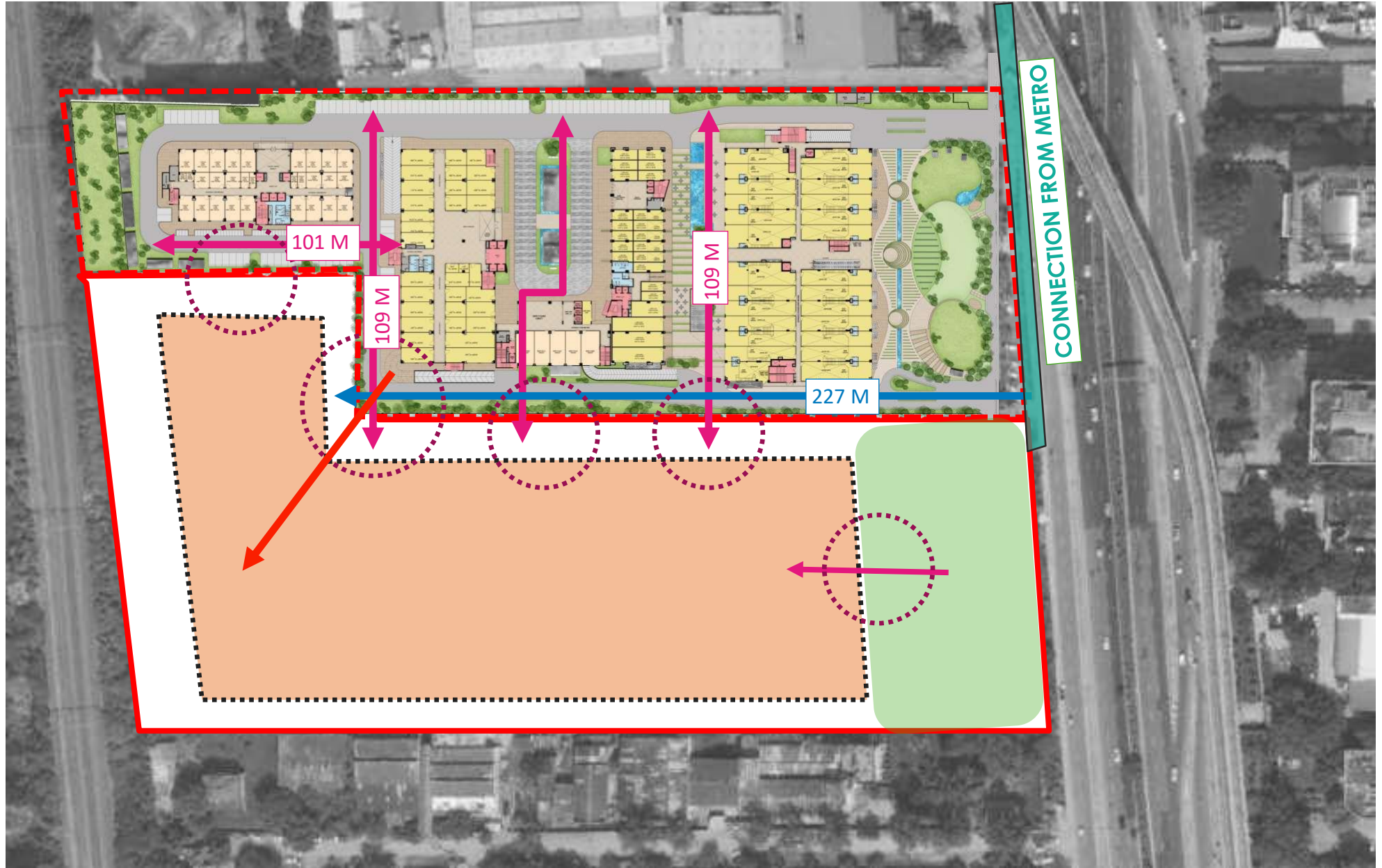
PEDESTRIAN PATHWAY WELL SHADED, SAFE

CONNECTION TO METRO WHICH IS 560M AWAY.

DRAWING

CONNECTIONS FROM ALL MAIN JUNCTIONS TO ATTRACT PUBLIC TOWARDS RETAIL.

- ← CENTRAL SPINE
- MAIN JUNCTIONS
- ← SECONDARY AXIS
- ← TERTIARY AXIS



## PHASE 1 OFFICE SPACE

## PHASE 2 RETAIL SPACE



## PHASE 3 FUTURE EXPANSION RETAIL & RESIDENTIAL

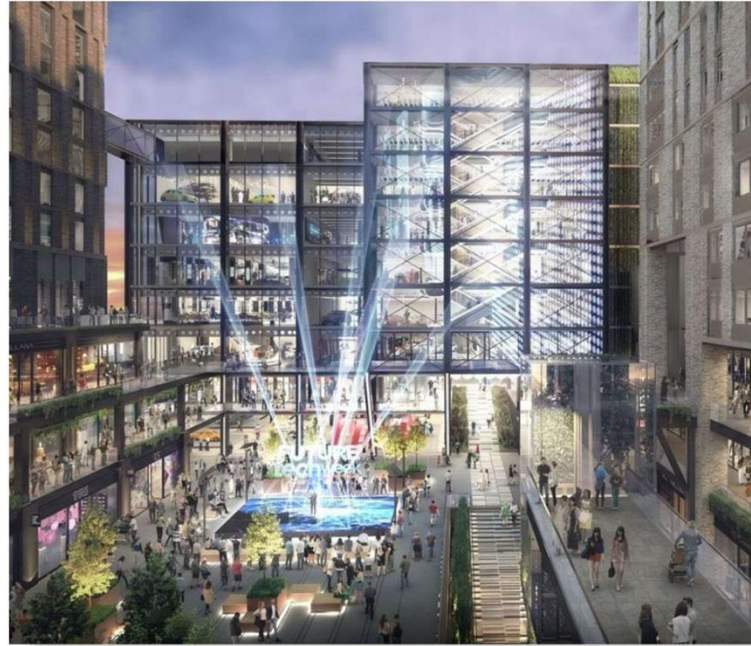
# PEOPLE WANT TO SEE PEOPLE / PEOPLE DON'T WANT TO RUB AGAINST PEOPLE BRINGING CROSS-DISCIPLINARY EXPERTISE TOGETHER - INDIAN AND GLOBAL



## CURATED STREET LIFE

Making street life work and make places successful through a multitude of different uses.

It enables us to satisfy the needs and wishes of different tenants, while also responding to the specificities of climate and weather.



## MULTIPLE GROUND FLOORS

Through elevation and vertical layering, design can help to raise amenities to higher levels, providing multiple ground floor planes and experiences within a single building.

Taking pressure off the street, 'going high' can also improve seclusion and privacy, lifting people above the noise, bustle and pollution of the ground level environment.



## PLACEMAKING

Monocultural design has had its day. Around the world, the urban mix is deepening and diversifying, with cities becoming more integrated than ever before.

We want to provide the foundations for real community, which requires buildings that support flexible patterns of live-work-play, as opposed to separated and siloed zones.

# A PLACE FOR FUN AND RECREATION

## FUNCTION THAT WILL MAKE PEOPLE WANT TO COME HERE



Informal Play Area



Public Art & Installations



Landscaped Parks



Outdoor Green Sit Outs



Children's Play Areas



Night Gardens



Multipurpose Public Spaces



Play Courts



Light Display and Installations



Outdoor Performances and Amphitheatre



Experience Zones and Dynamic Displays



Outdoor Screening

## COMMUNITY FOCUSED EXPLORATION



An Exciting First Point Of Contact

A non linear, Multi-connected community

To leave you Wanting More

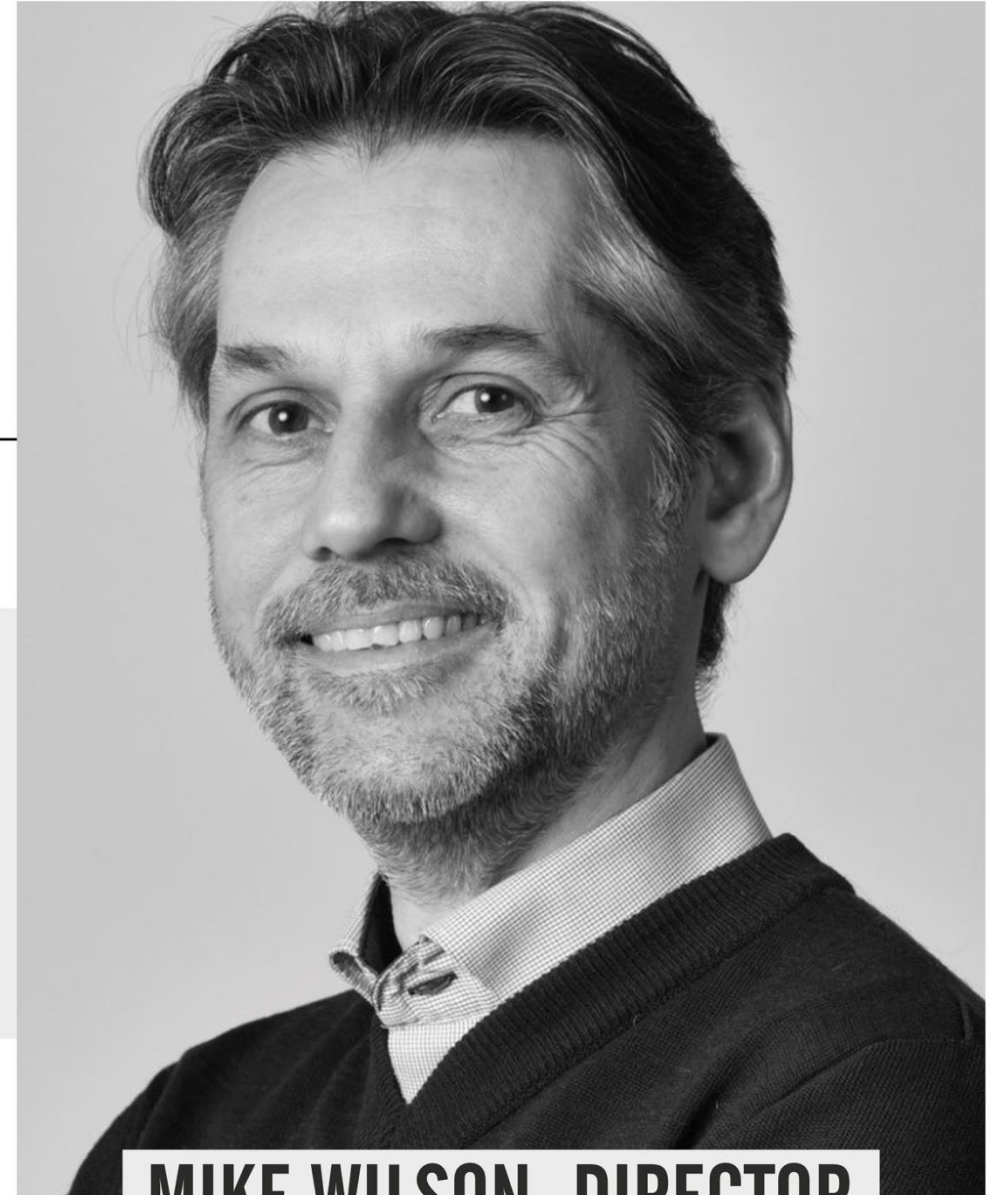
# INTRODUCING BENOY

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WORLD LEADING ARCHITECTS

Benoy is a leading data-driven design company specialising in Architecture, Master planning, Interior Design, Branded Environments and Landscape.

Operating in Europe, the Middle East, Asia and the Americas, shaping places and experiences that go beyond the expected, transforming the world we live in for today and tomorrow.



**MIKE WILSON, DIRECTOR**

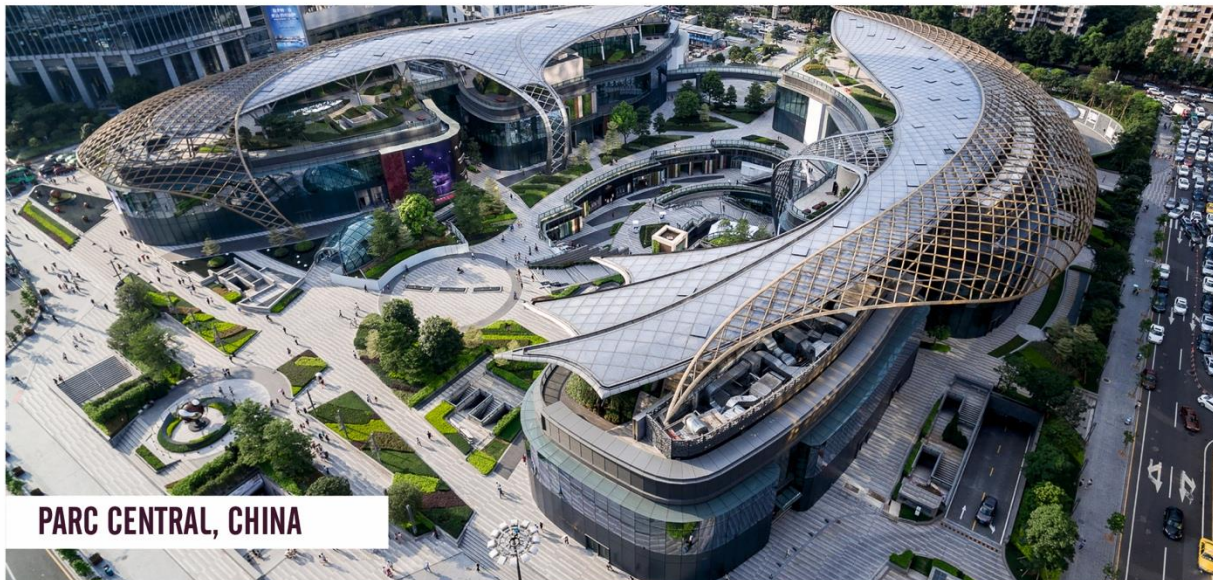
# WORLD ARCHITECTURE MARVELS BY BENOY



**FERRARI WORLD, ABU DHABI**



**CHANGI AIRPORT, SINGAPORE**



**PARC CENTRAL, CHINA**

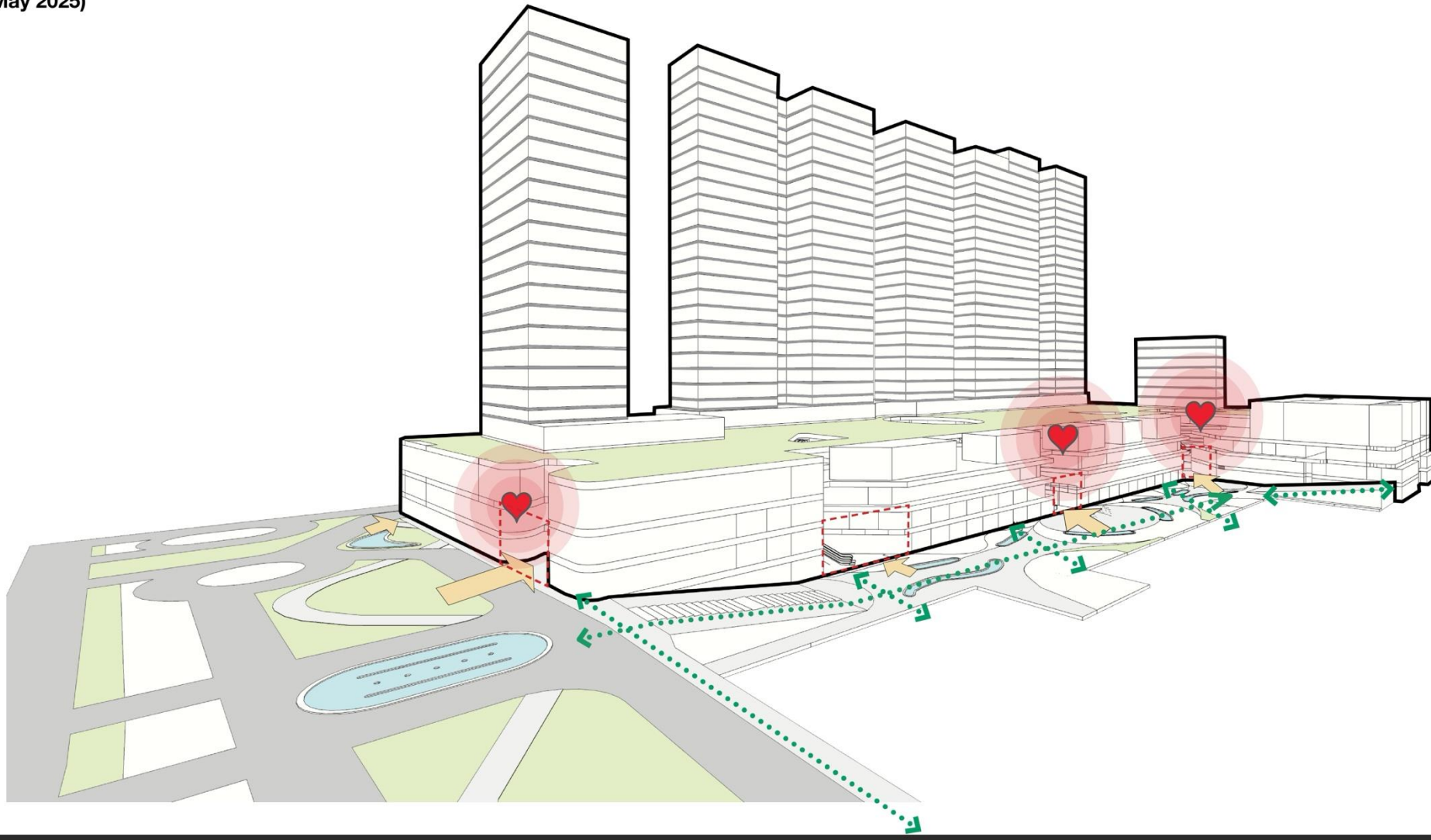


**TASHKENT CITY, UZBEKISTAN**

# Design Development

## Revised Concept Massing

100% Concept Massing  
(May 2025)



# Environmental Analysis

## Environmental Strategy



### High performing glazing

Double glazing with low-e coating / argon filled and U-values typically below 1.6 W/m<sup>2</sup>K



### Solar Shading

Horizontal shading to protect from high exposure to solar radiation.



### Thermal Mass

Materials with high thermal mass such as concrete to slabs and structural elements to delay heat gain



### Thermal Insulation

Well insulated building envelope of below 0.15 W/m<sup>2</sup>K to keep the heat out during summer and enhance the efficiency



### Thermal Bridging

Minimal thermal bridging and good airtightness to minimize fabric heat gain



### Responsible Sourcing

Materials to be sourced responsibly with social and environmental accreditation such as ISO 14001 and FSC wood



### Renewable Energy Strategy

PV panels on roof to reduce dependency on conventional energy consumption and maximise renewable energy production



### Adequate Ventilation Strategy

Provision of consistent fresh air throughout the building using mechanical ventilation



### Future proofing

Designed to provide a certain degree of flexibility such that it is adaptable in the future for different uses



### Green Roof & Walls

Green roof to help regulate the micro-climate and act as an insulation layer on the most exposed areas from solar radiation



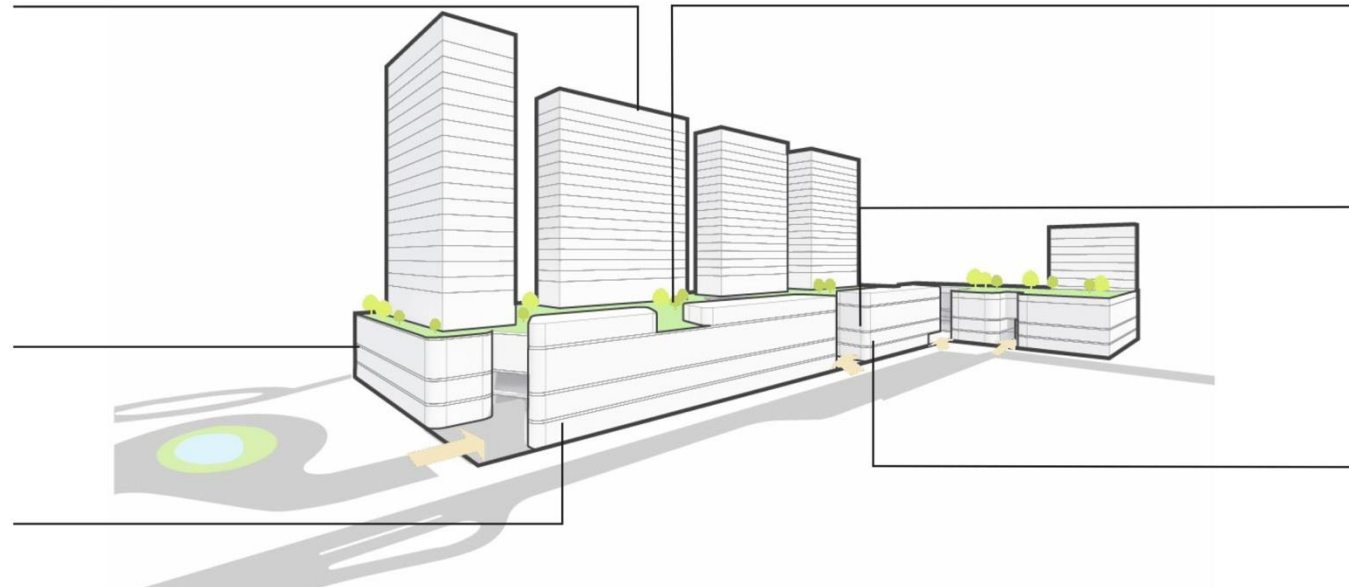
### Rain Water Harvesting

Water management strategy to collect and reuse rainwater instead of letting it run off



### Waste Management

Organic waste can be composted on-site and fed into green spaces as compost



● Fluted Facade

● Media Screen

● Signature Architecture

● Glass Lantern

**UPCOMING  
RESIDENTIAL**

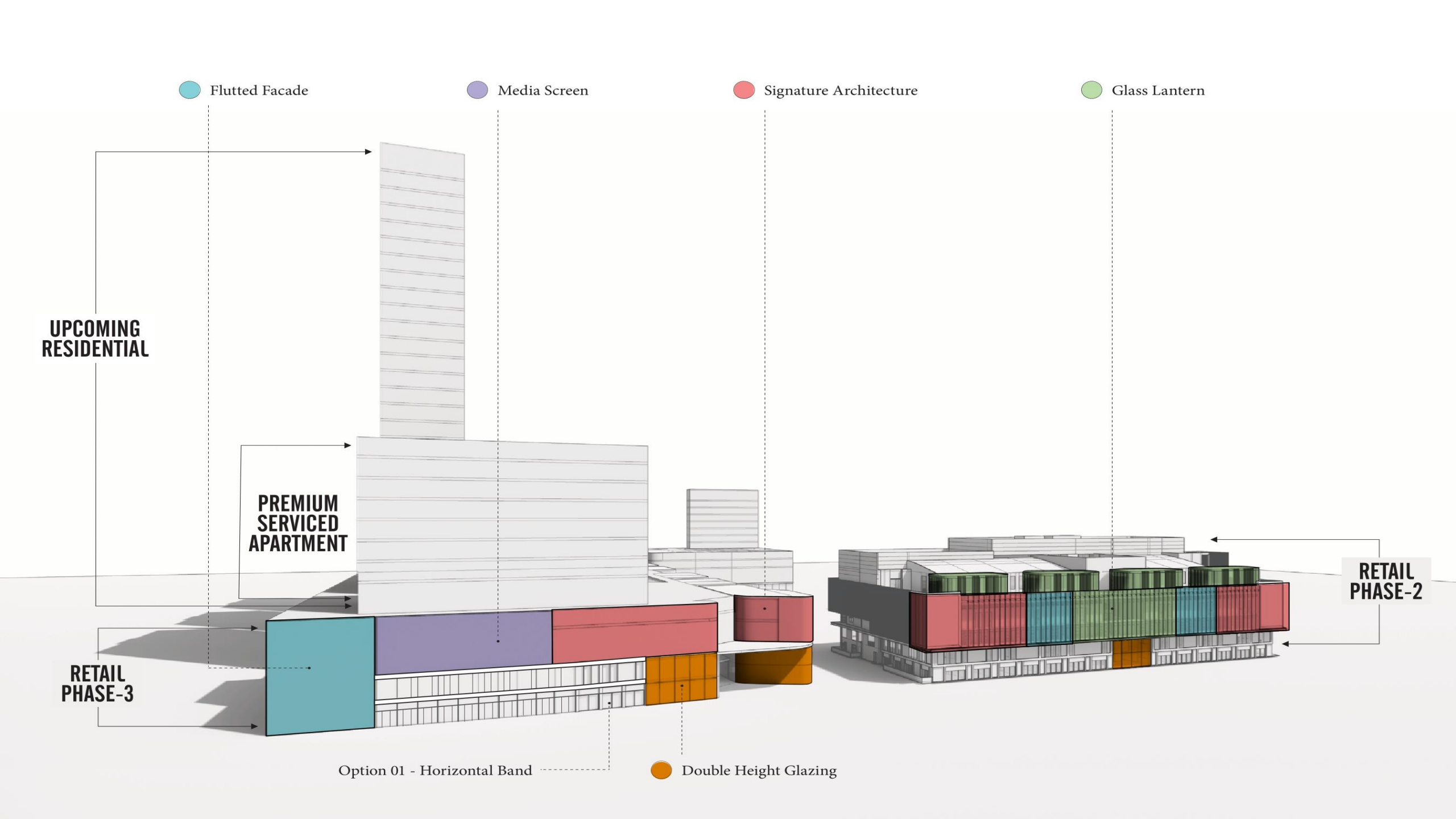
**PREMIUM  
SERVICED  
APARTMENT**

**RETAIL  
PHASE-3**

**RETAIL  
PHASE-2**

Option 01 - Horizontal Band

● Double Height Glazing



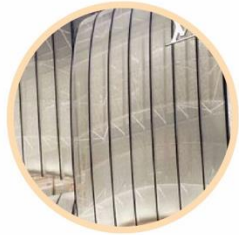
● Fluted Facade

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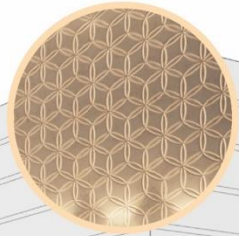
● Fluted Facade



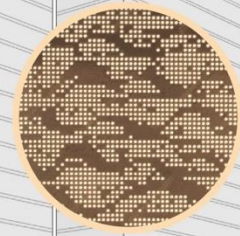
Test Material 1



Test Material 1



Test Material 2



Test Material 2

Material 1

Material 1

Material 2

Material 3



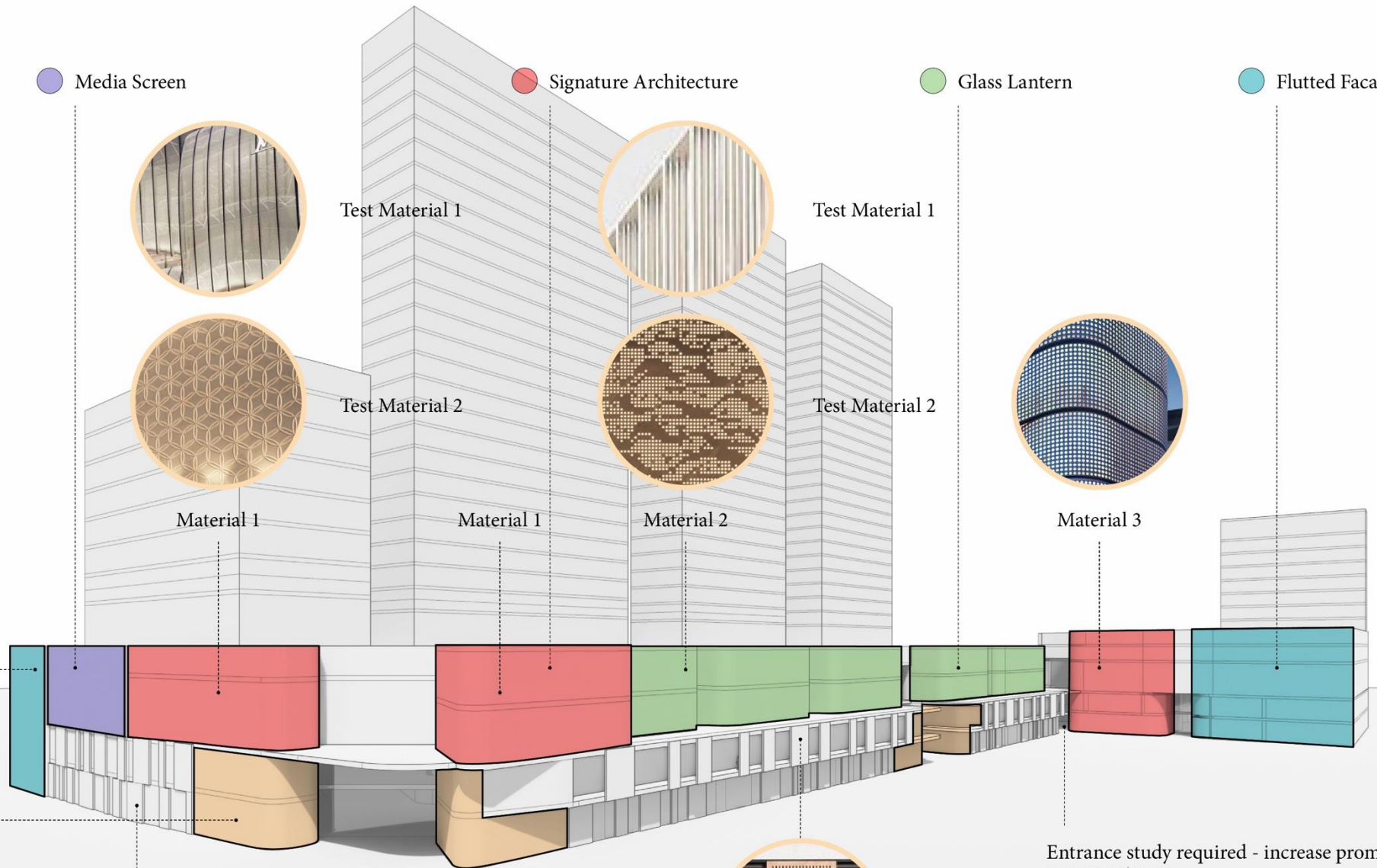
● Double Height Glazing

Eastern elevation - frit to glazing



Base

Entrance study required - increase prominence to corner entrance



# Facade Development

## Initial Thoughts - Hotel



### Fluting

Glazed box effect  
Vertical articulation  
Fluted



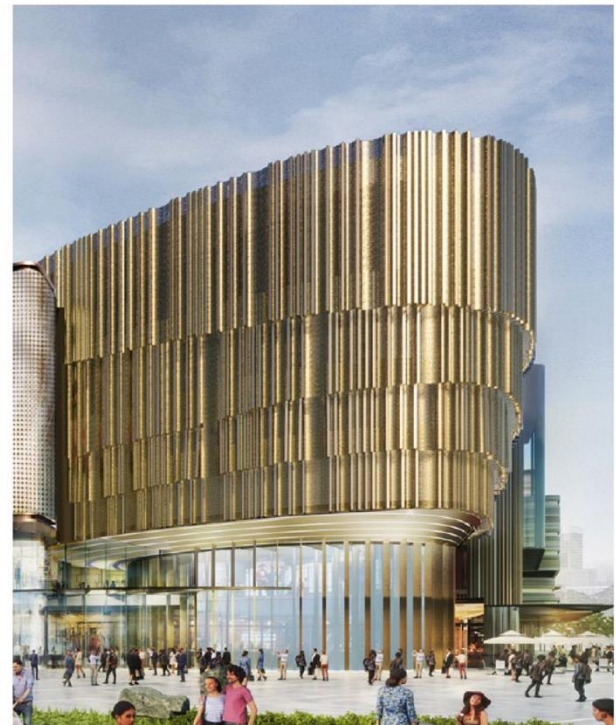
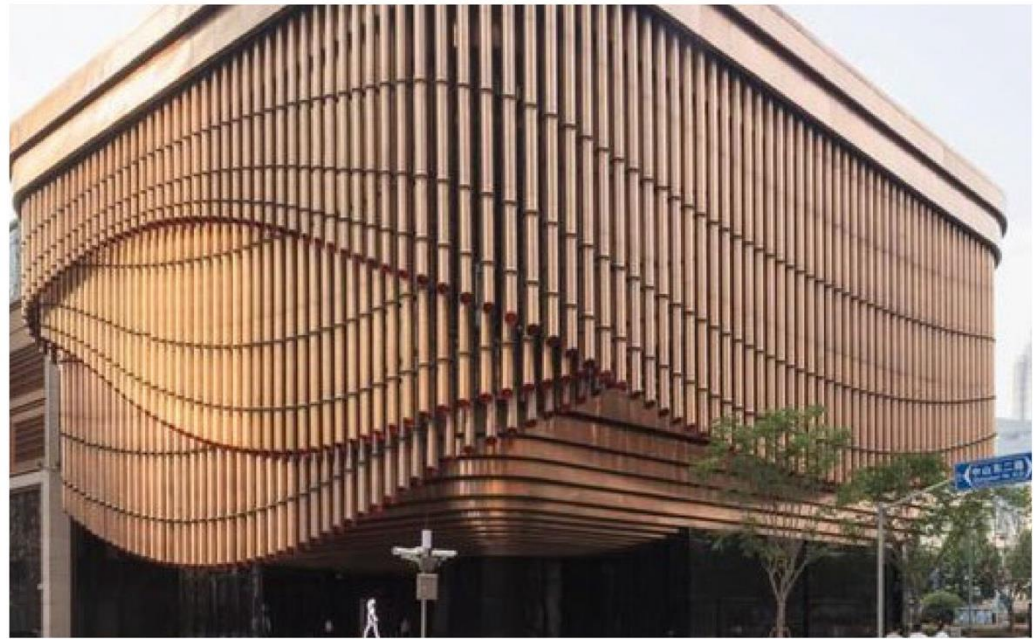
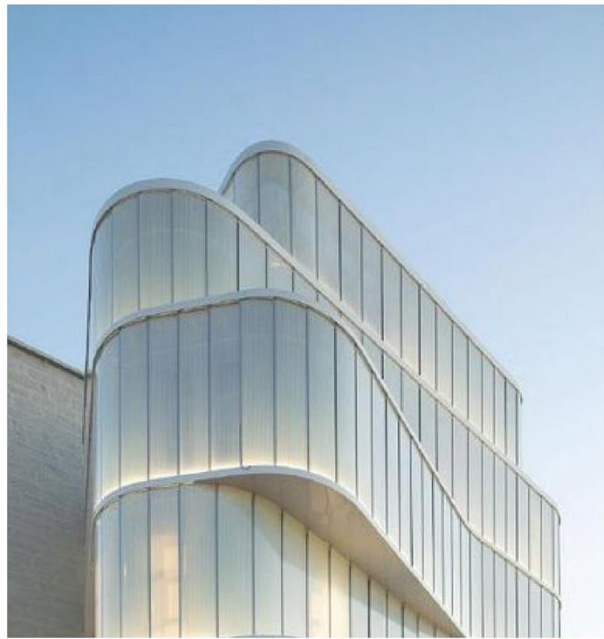
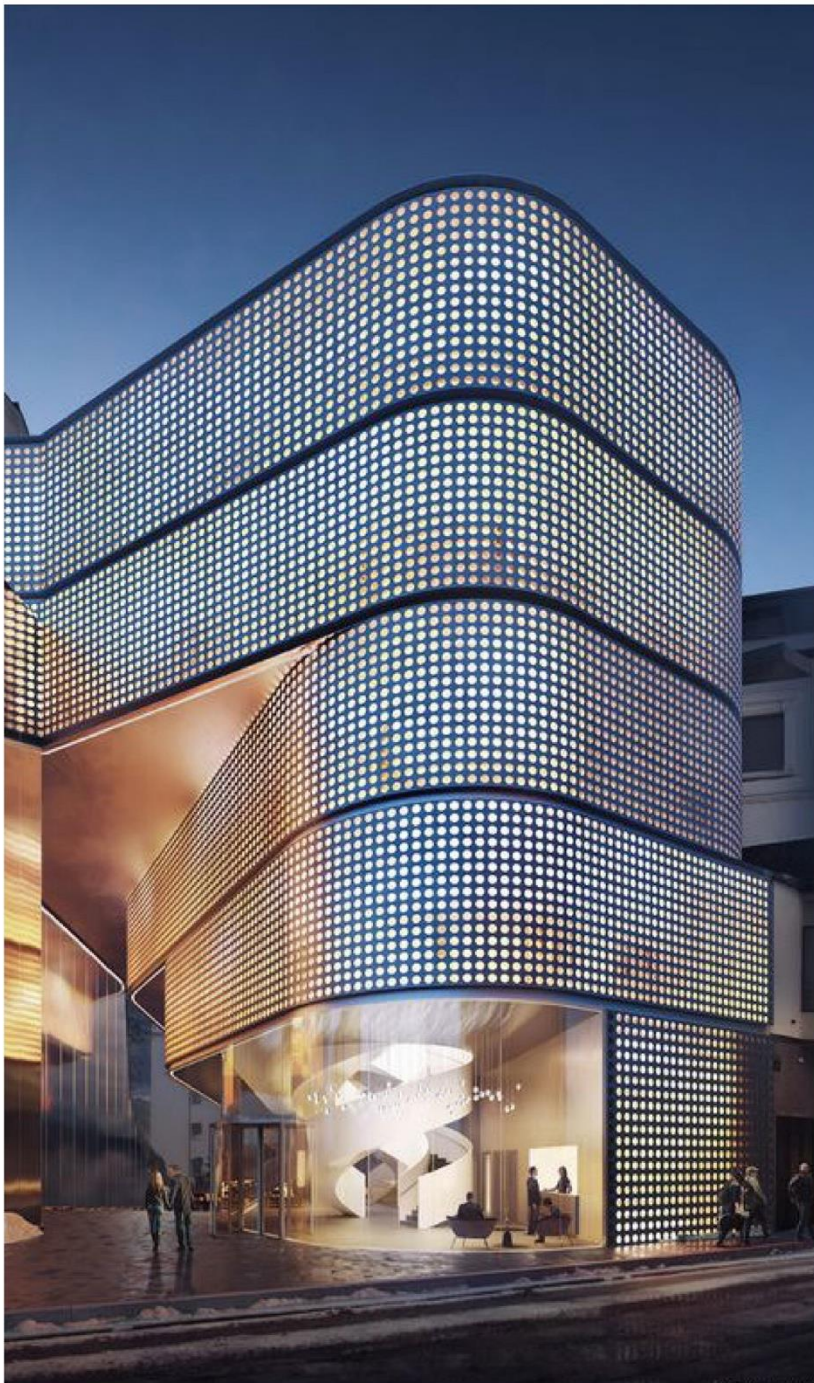
### Fins

Glazed box effect  
Texture & Frit  
Vertical articulation



### Screens

Glazed box effect  
Texture & Frit  
Backlit screen







Signage  
Signage  
Signage

# RPS

SIGNAGE SIGNAGE

Dior

Dior

Dior

Dior

Dior

Dior

Dior

Dior

Dior

Dior

Dior

Dior

Signage  
Signage  
Signage  
Signage  
Signage



Dior

Dior

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SIGNAGE

SIGNAGE

SIGNAGE

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SIGNAGE

SIGNAGE

SIGNAGE



RPS

AGE

SIGNAGE

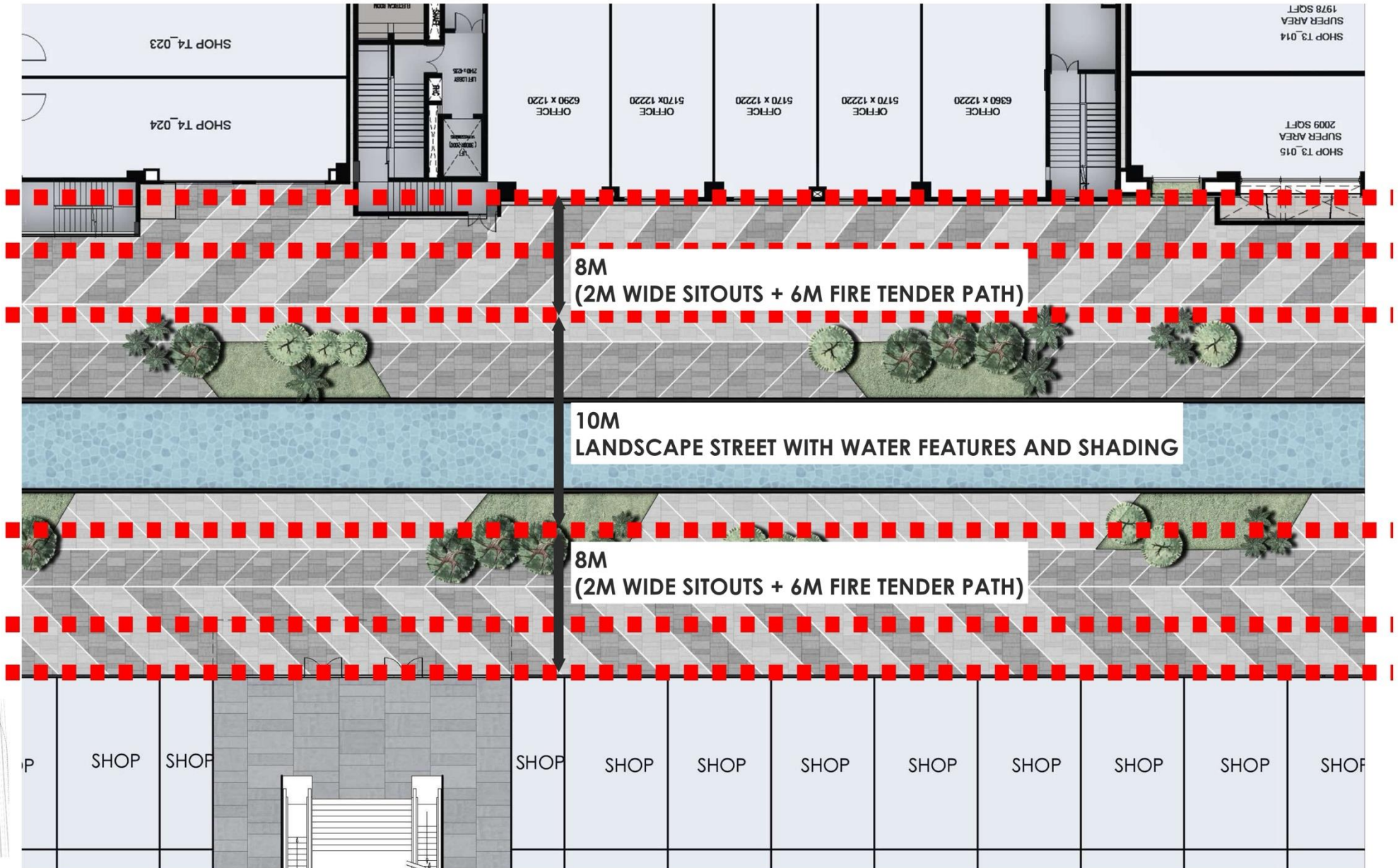
# THE BROADWALK

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1km Long Retail Experience

04





KEY PLAN



# CREATING AN ARCHITECTURAL PALETTE

# VISION

THE VISION | ARCHITECTURAL LANGUAGE | SHADED PLAZA REALM



# Experiences

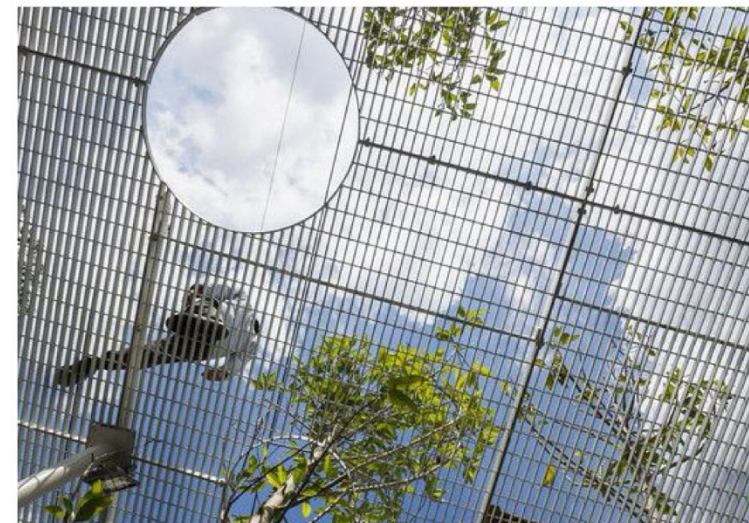
## Exploring shading



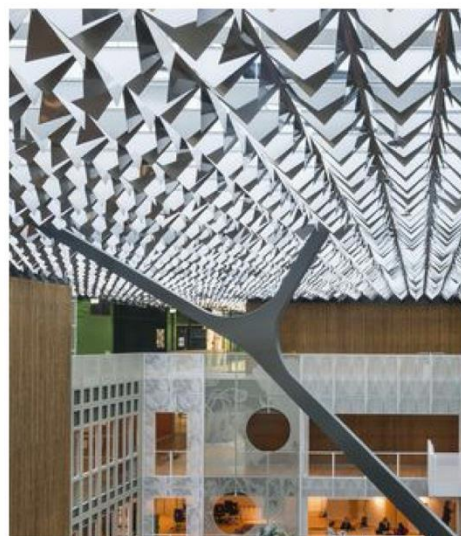
Greenery integrated



Sleek Shade Sails



Shading



Patterned Light Play



Filtered Radiance



Greenery integrated

# Experiences

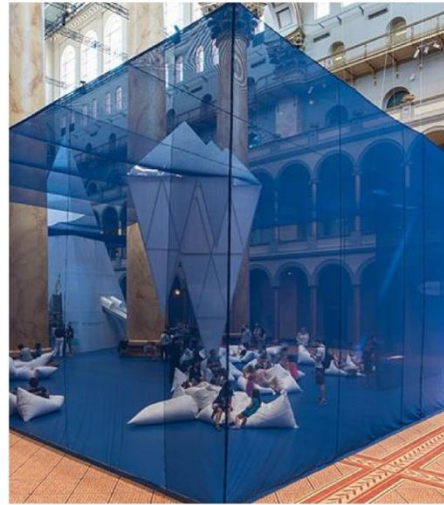
## Exploring Plaza



Verdant Oasis



Interactive Art



Flexible event Area



Biophilic



Communal Comfort



Retail Refinement





Dior

Dior

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

12

AVENUE



RPS



12<sup>TH</sup>  
AVENUE

KATIES

## **INTERIOR VISION**

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Lower Ground, Upper Ground, First & Second Floor

05

# Bold Horizons

## Main Atrium Look & Feel



Overall Look & Feel



Airy & Open



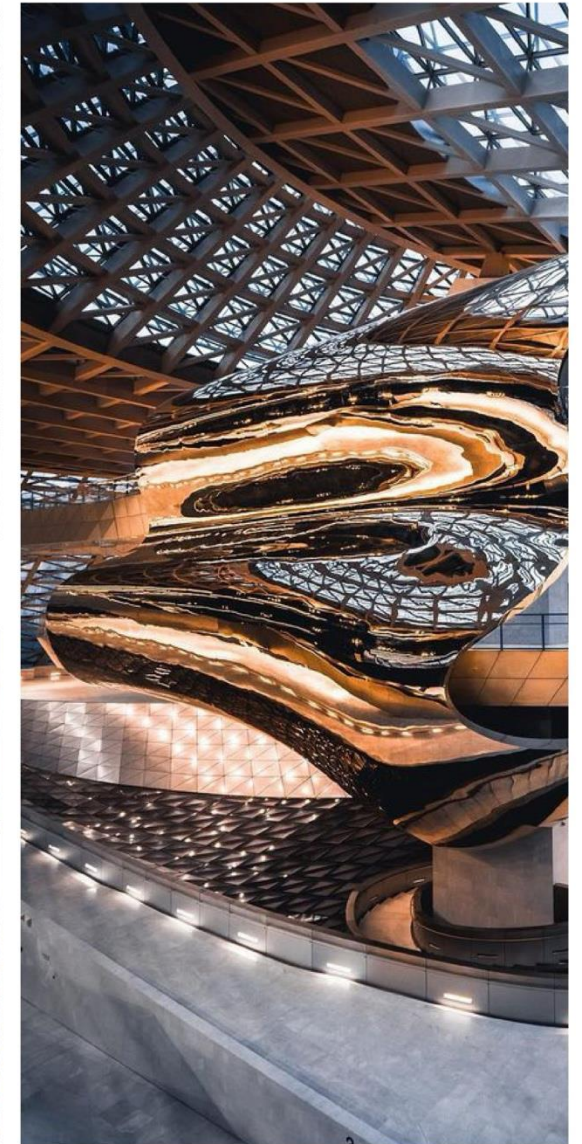
Clean Linear Language



Sculpted Edges



Feature Art Installation



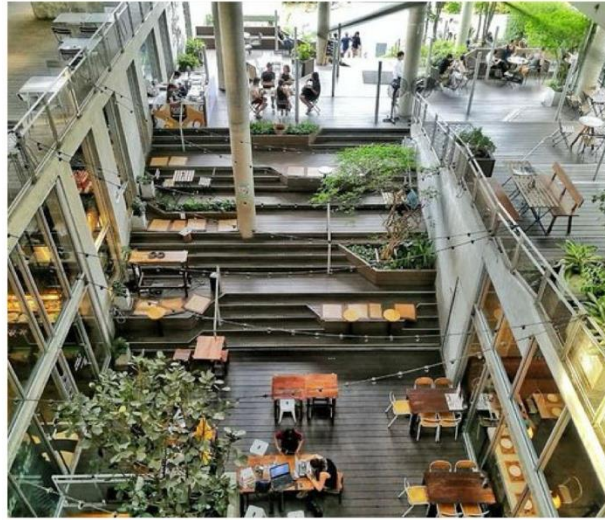
Contrast in Materiality

# Bold Horizons

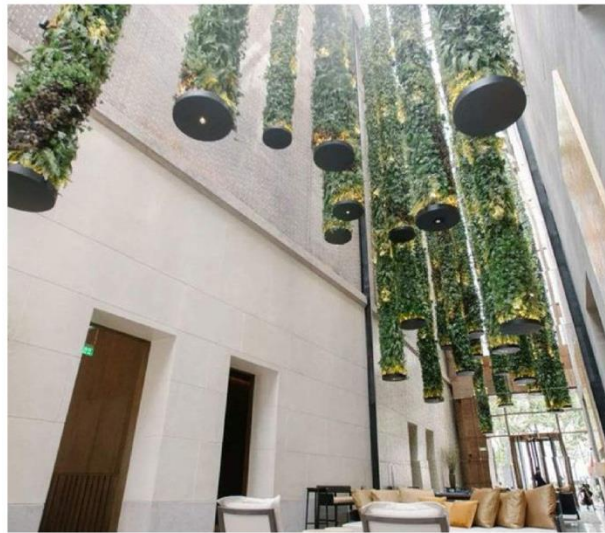
## Entrance Look & Feel



Dynamic Welcoming Moment



Seatings



Hanging Feature



Open Biophilic Space



Inside Out



Harmonious

# Destination Retail Experiences



Retail



F&B



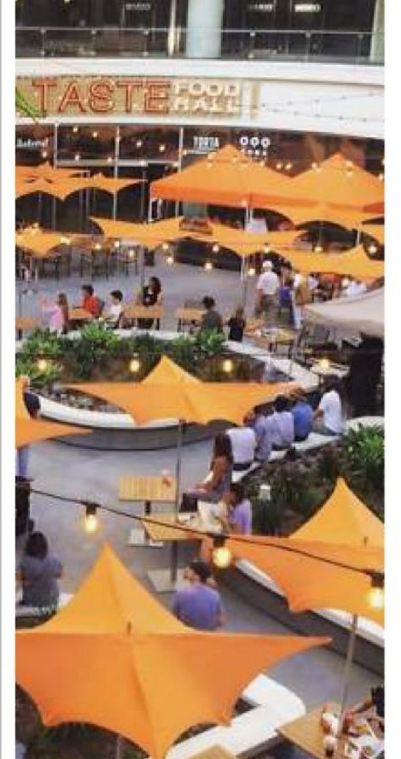
Inside out



Plaza



Tiered Seating areas



Social Events





# LAYOUT MASSING

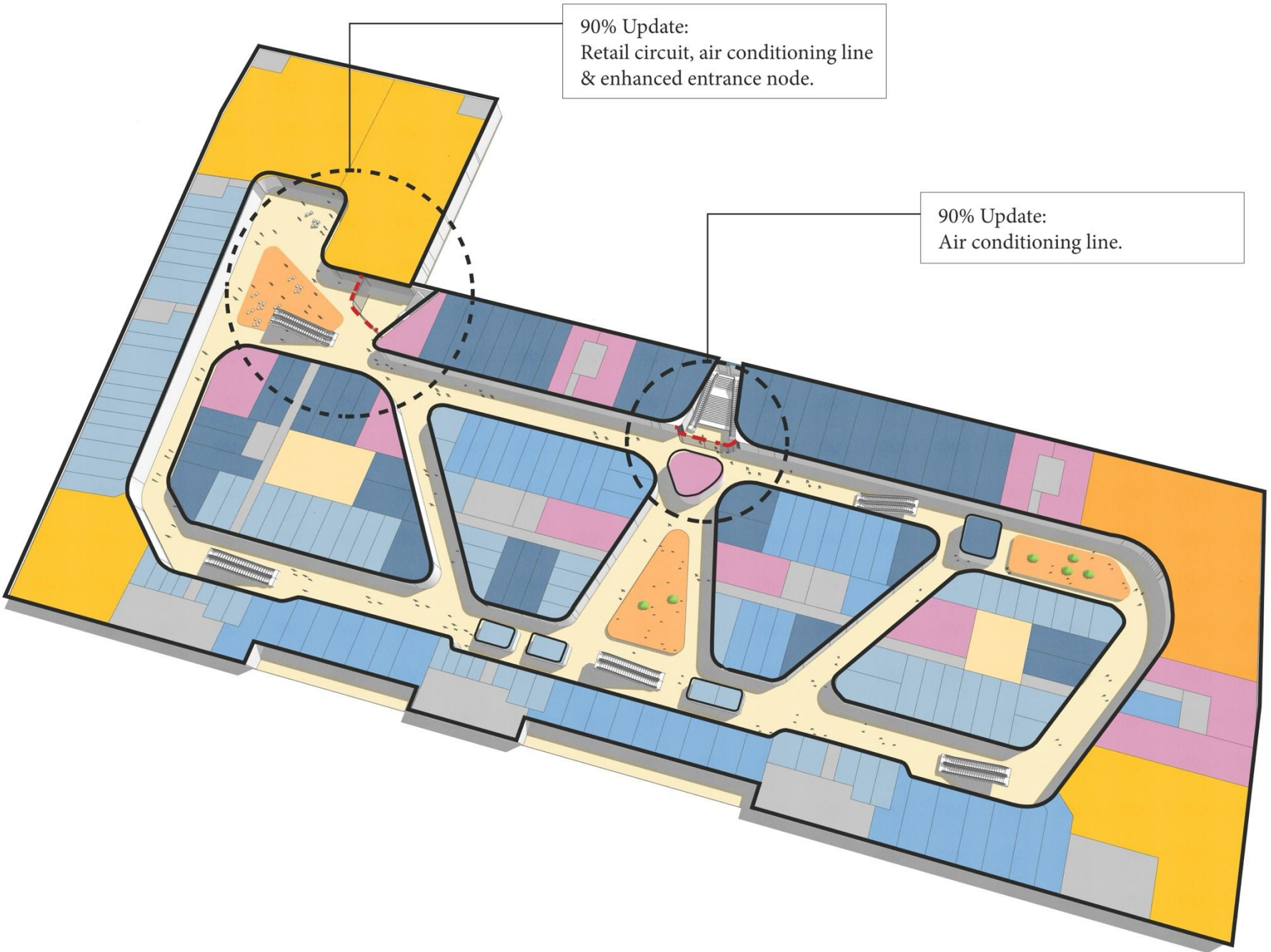
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06

# Lower Ground Floor Massing Development

## Plan Layout

- Anchor
- Food Store
- MSU
- Large Vanilla Retail
- Medium Vanilla Retail
- Small Vanilla Retail
- Food Court
- F&B
- FEC
- Cinema

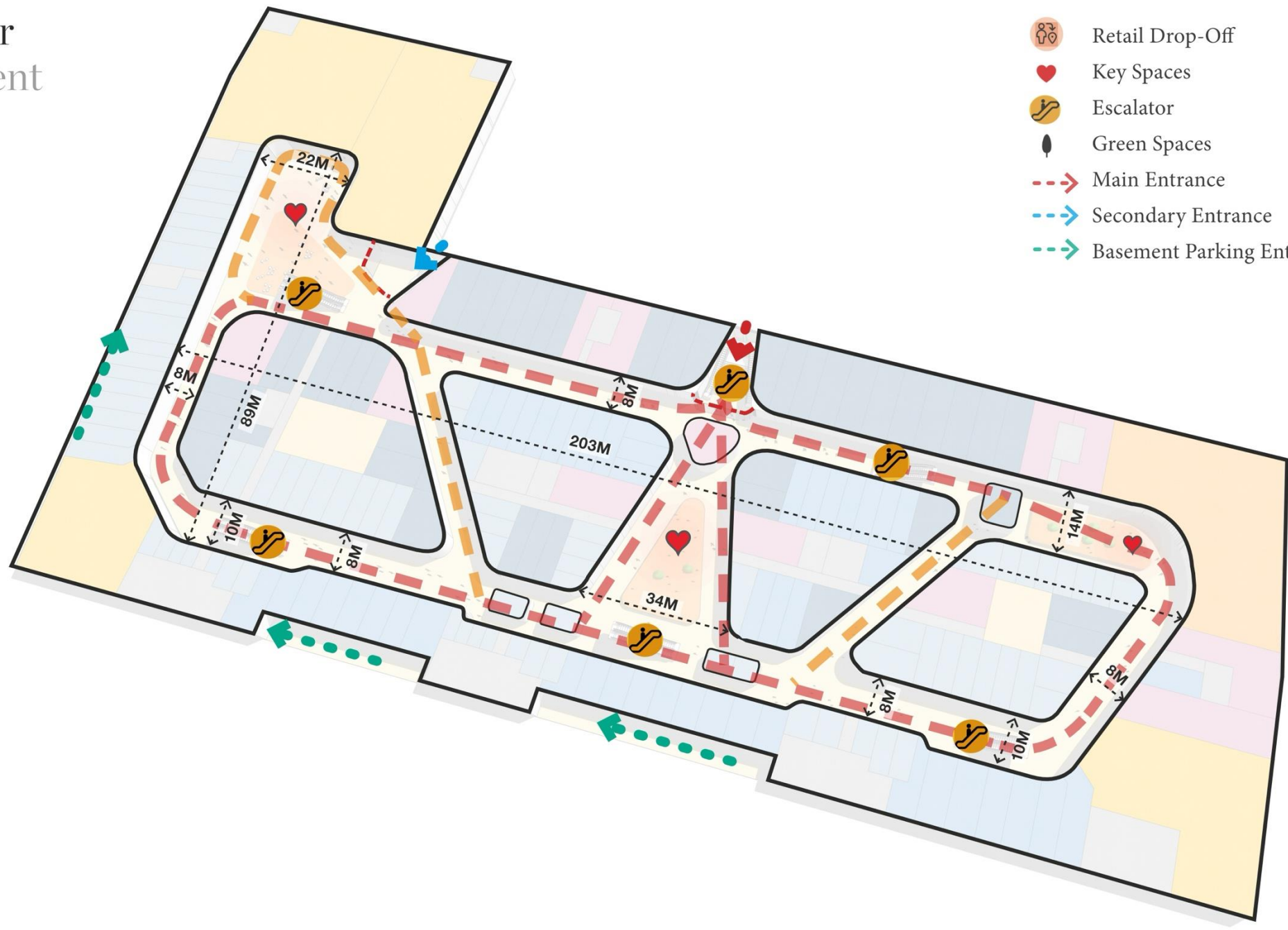


# Lower Ground Floor Massing Development

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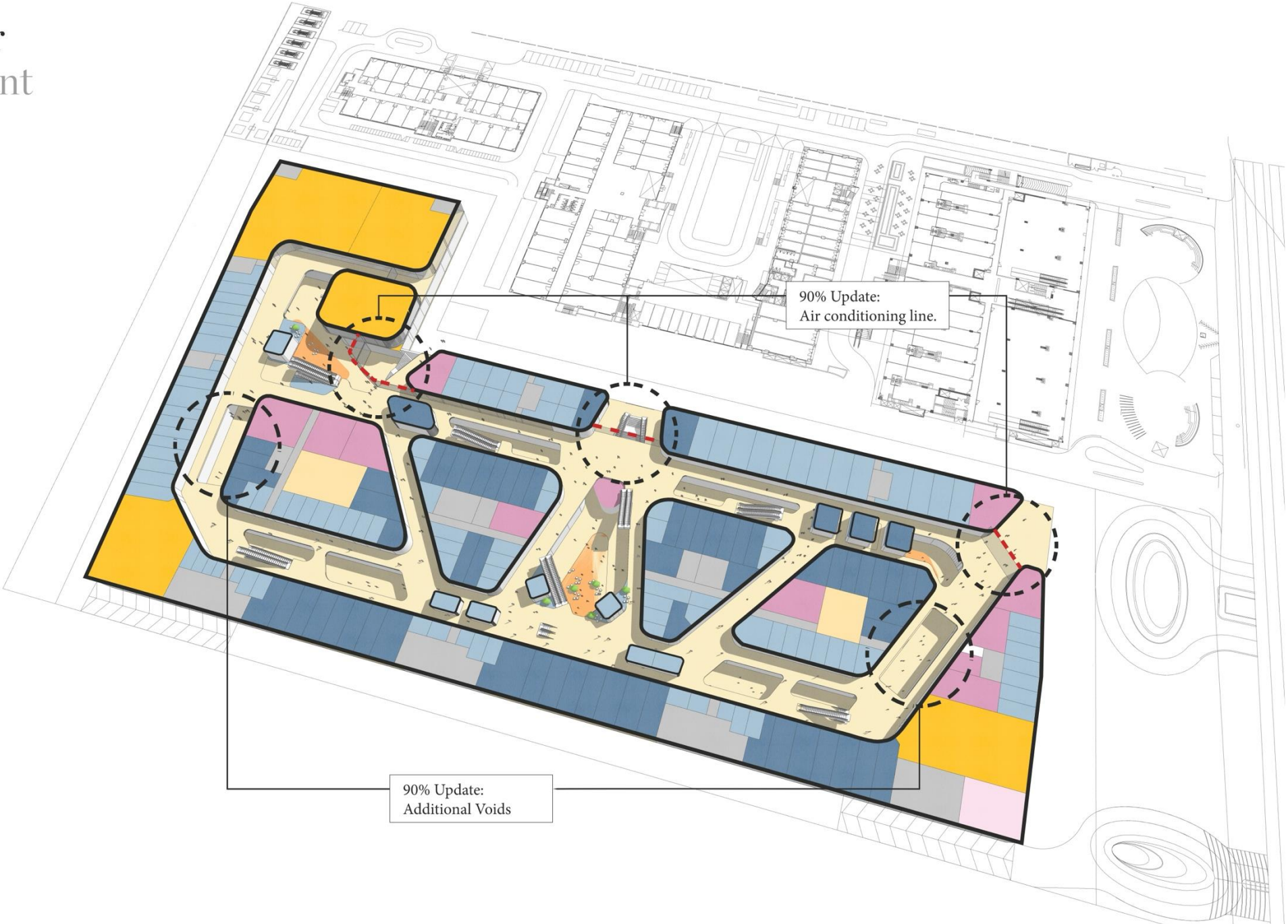
- Retail Drop-Off
- Key Spaces
- Escalator
- Green Spaces
- Main Entrance
- Secondary Entrance
- Basement Parking Entrance



# Upper Ground Floor Massing Development

## Plan Layout

- Anchor
- Food Store
- MSU
- Large Vanilla Retail
- Medium Vanilla Retail
- Small Vanilla Retail
- Food Court
- F&B
- FEC
- Cinema



90% Update:  
Air conditioning line.

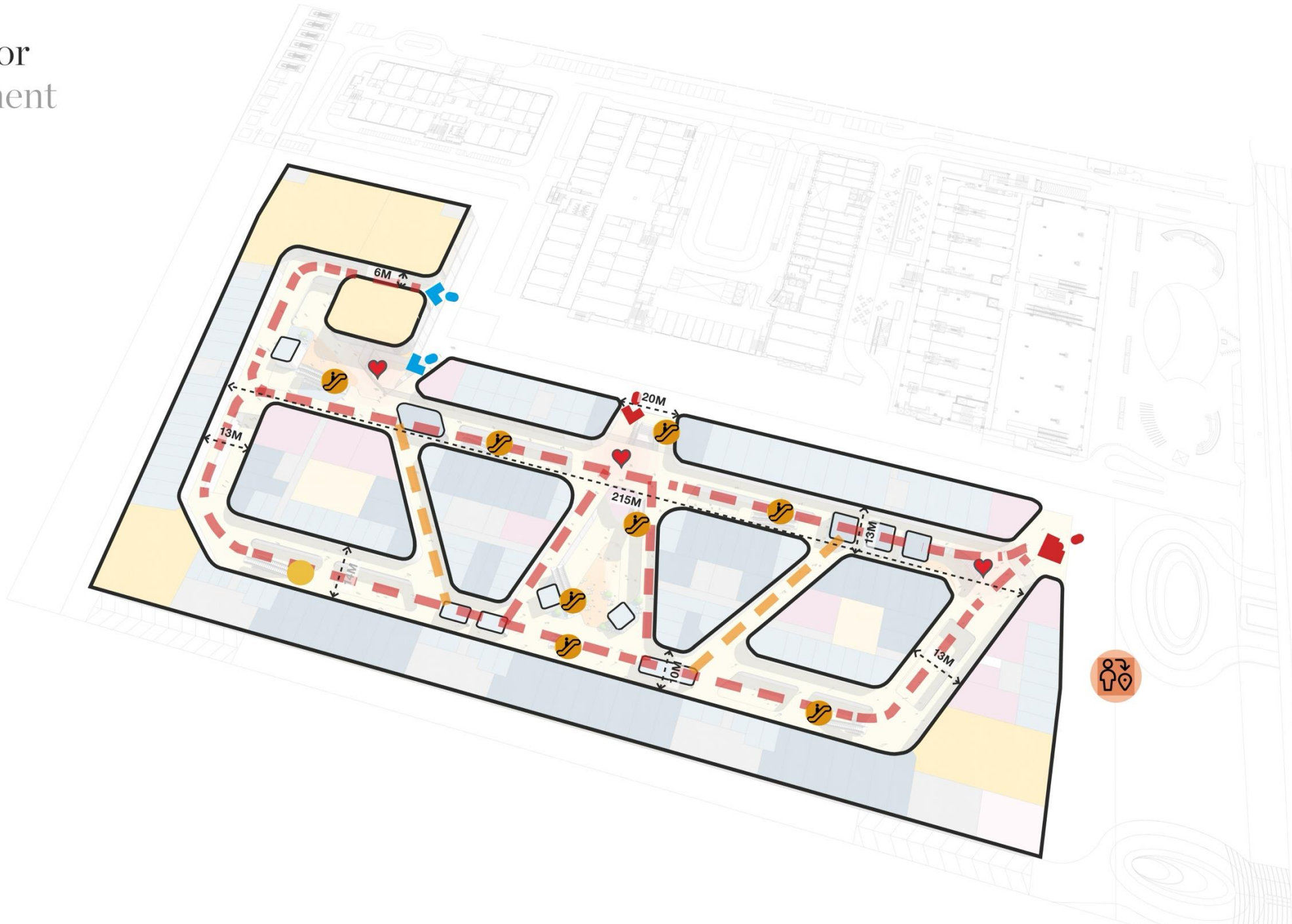
90% Update:  
Additional Voids

# Upper Ground Floor Massing Development

## Plan Layout

- Anchor
- Food Store
- MSU
- Large Vanilla Retail
- Medium Vanilla Retail
- Small Vanilla Retail
- Food Court
- F&B
- FEC
- Cinema

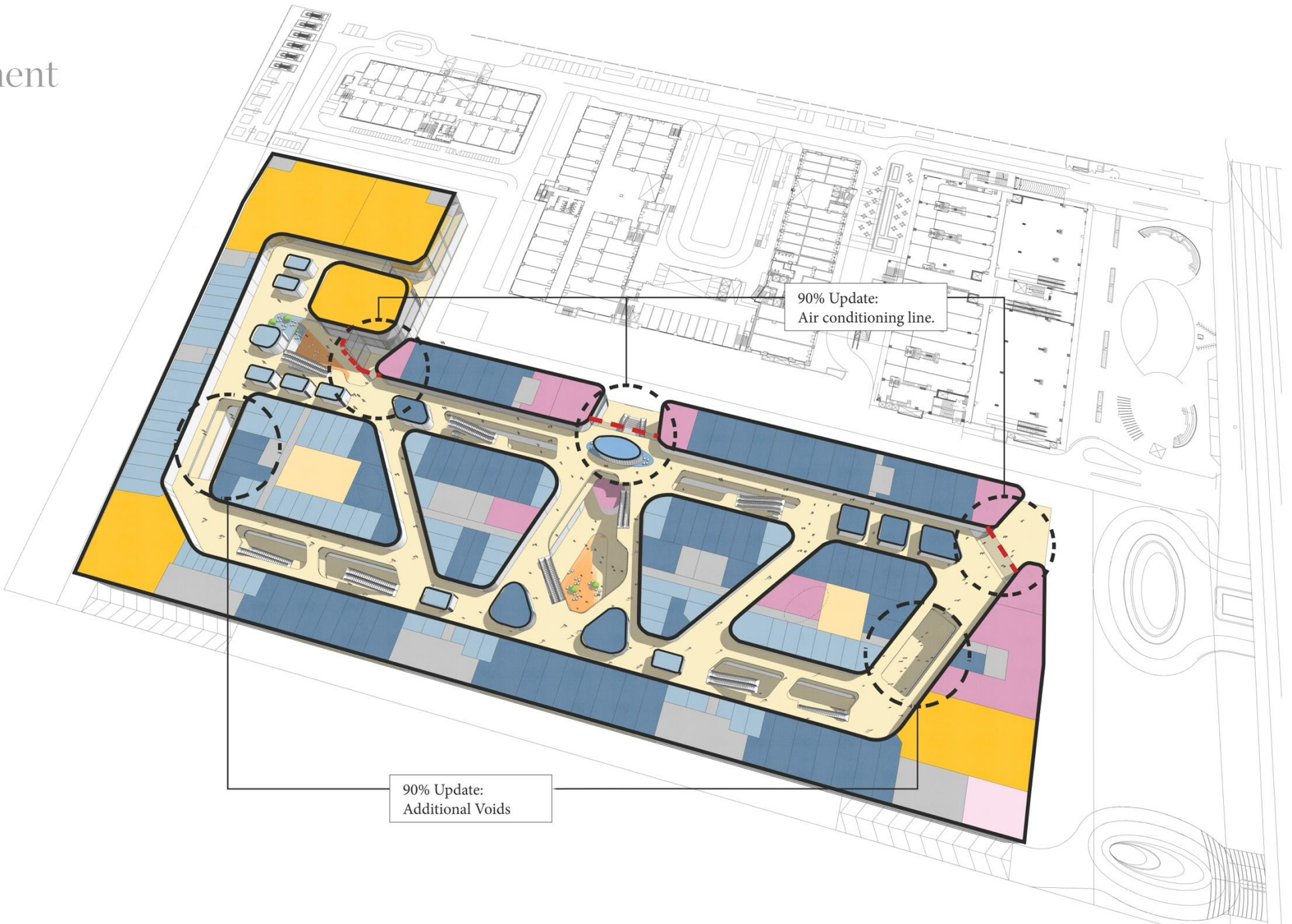
- Retail Drop-Off
- Key Spaces
- Escalator
- Green Spaces
- Main Entrance
- Secondary Entrance
- Basement Parking Entrance



# First Floor Massing Development

## Plan Layout

- Anchor
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- FEC
- Cinema

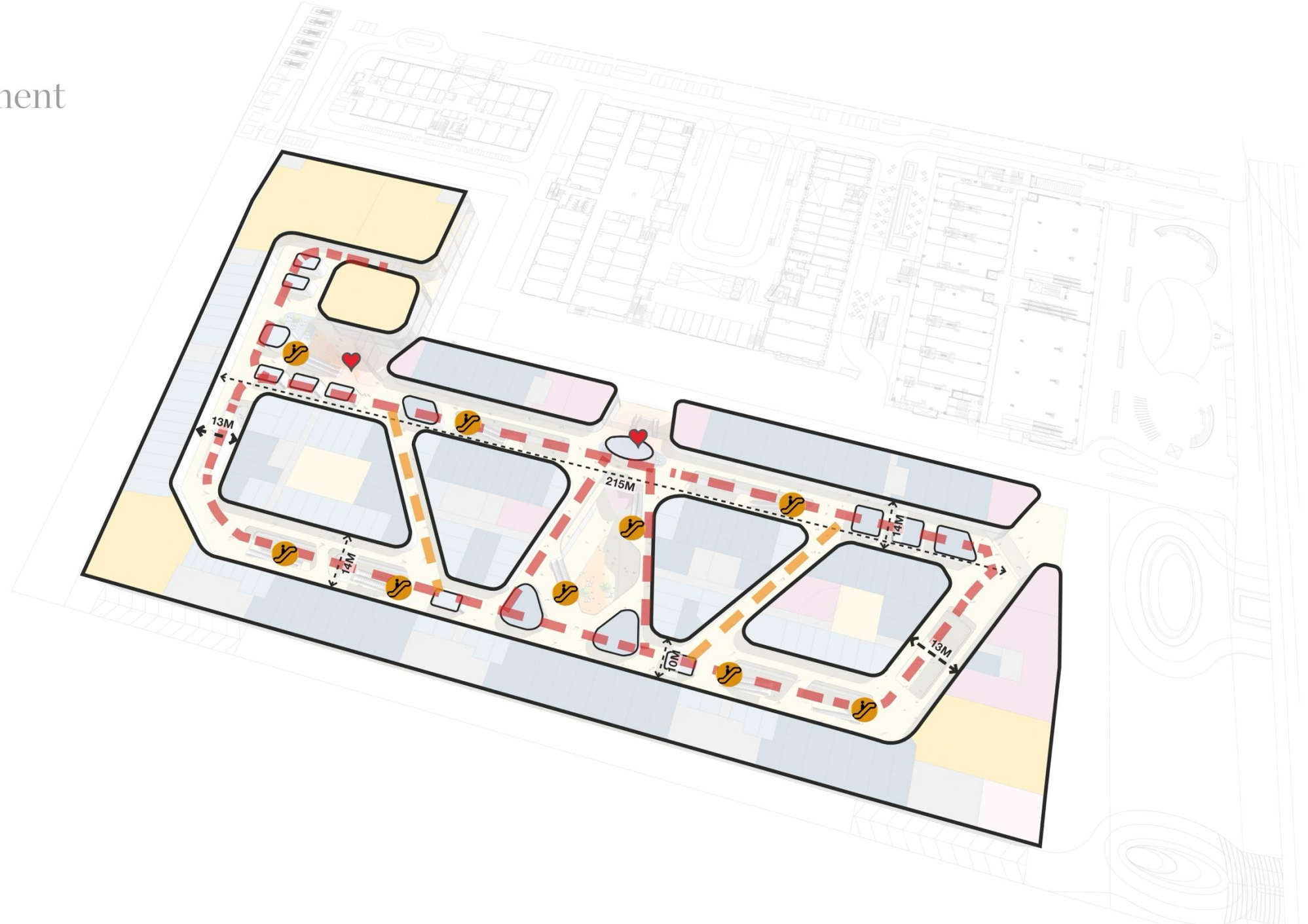


# First Floor Massing Development

## Plan Layout

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- Small Vanilla Retail
- Food Court
- F&B
- FEC
- Cinema

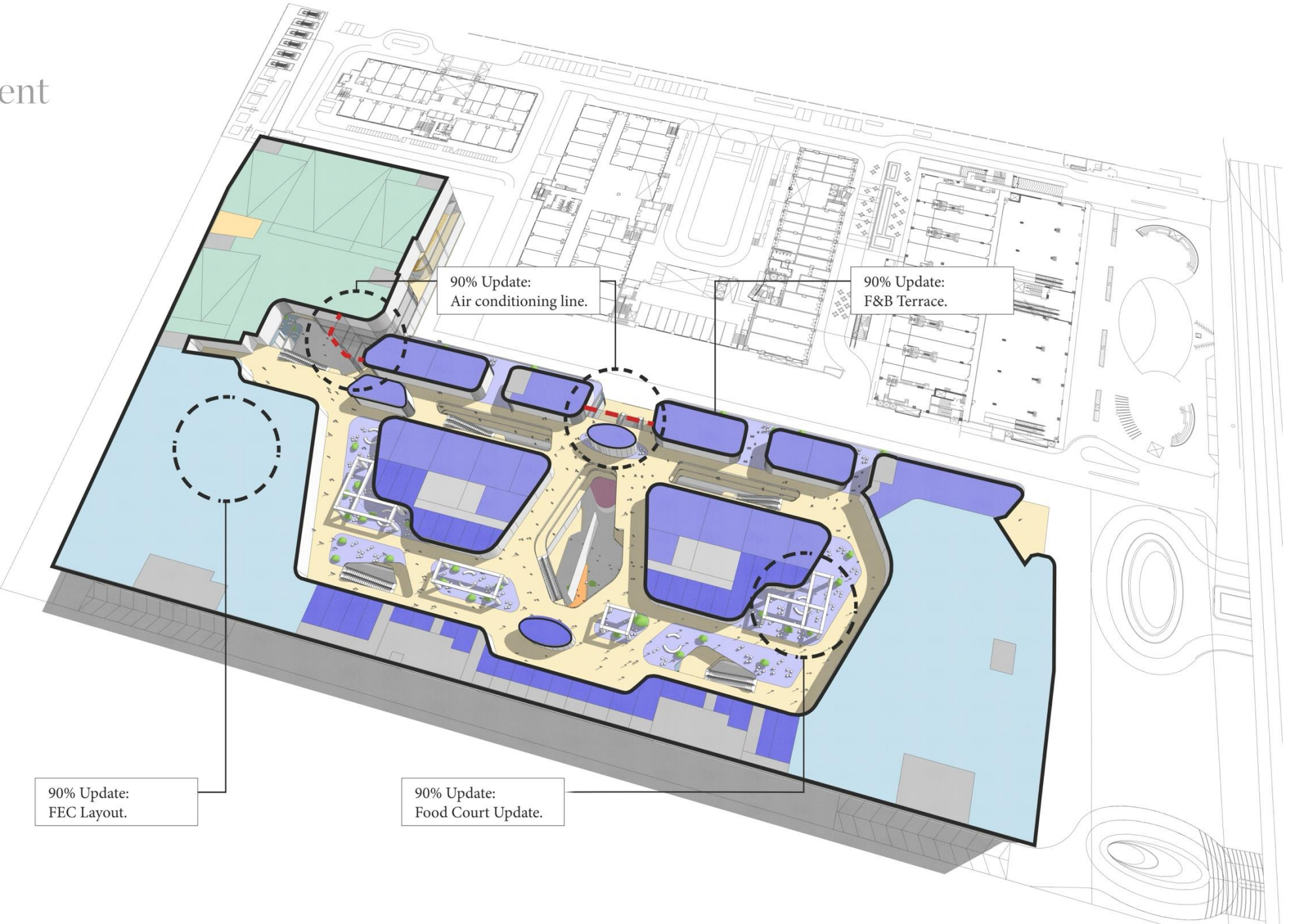
- Ⓜ Retail Drop-Off
- ♥ Key Spaces
- ↻ Escalator
- Green Spaces
- Main Entrance
- Secondary Entrance
- Basement Parking Entrance



# Second Floor Massing Development

## Plan Layout

- Anchor
- Food Store
- MSU
- Large Vanilla Retail
- Medium Vanilla Retail
- Small Vanilla Retail
- Food Court
- F&B
- FEC
- Cinema



90% Update:  
Air conditioning line.

90% Update:  
F&B Terrace.

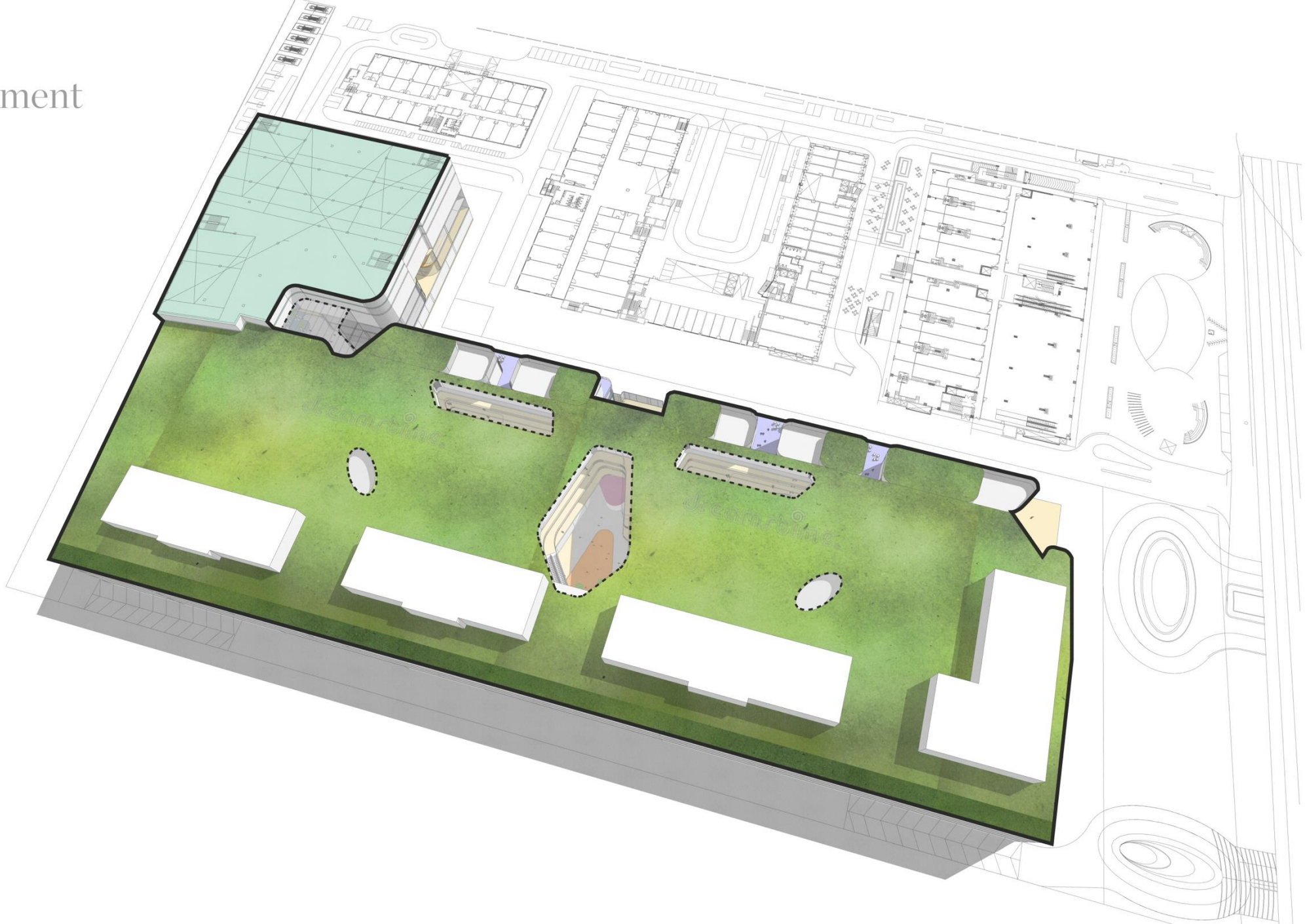
90% Update:  
FEC Layout.

90% Update:  
Food Court Update.

# Third Floor Massing Development

## Plan Layout

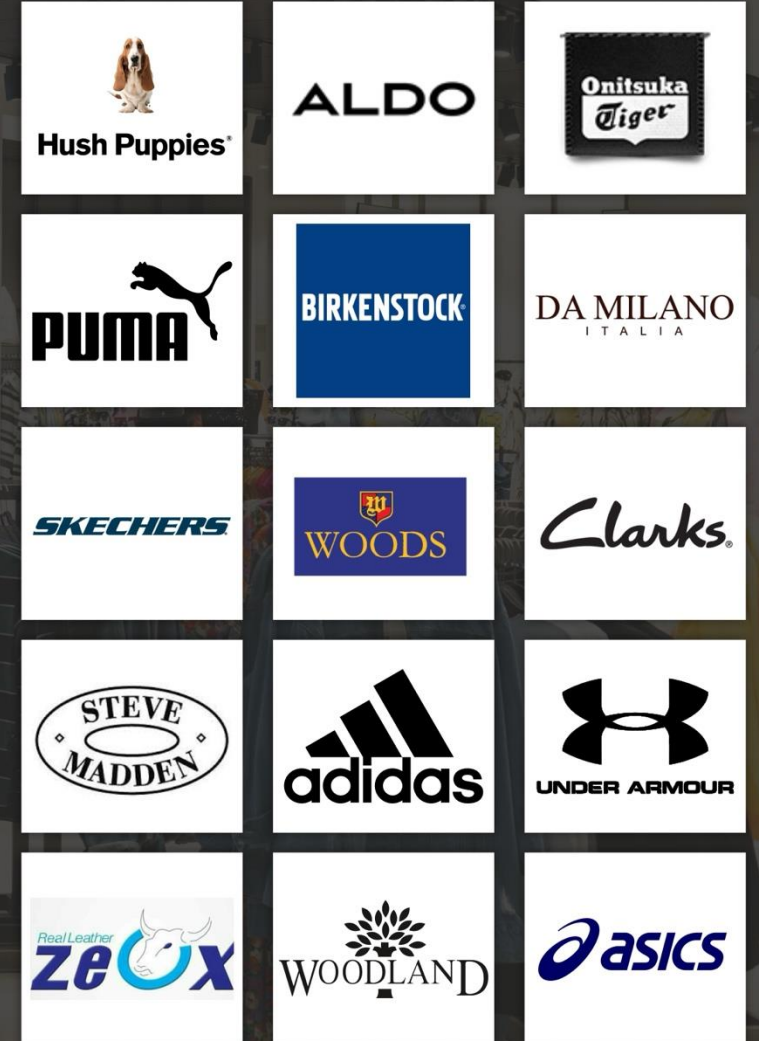
- Anchor
- Food Store
- MSU
- Large Vanilla Retail
- Medium Vanilla Retail
- Small Vanilla Retail
- Food Court
- F&B
- FEC
- Cinema



# APPARELS



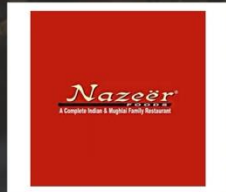
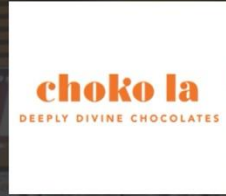
# FOOTWEAR



## FOOD COURT



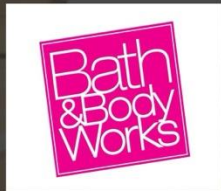
## DINE IN RESTAURANTS



## CAFÉ & PUBS



## BEAUTY & WELLNESS



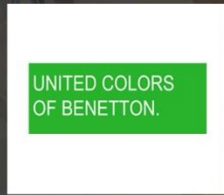
## ELECTRONICS



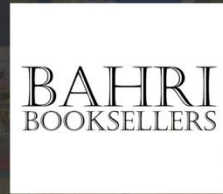
## JEWELRY & WATCHES



## MOTHER CARE & INFANTS



## BOOKS & GIFTS



## KIDS ZONE & THEME PARK



## SPORTS EQUIPMENT



## CATCHMENT WITH IN 10 KM

### WITHIN 5 KM

MAHA RANI BAGH, NFC, SARITA VIHAR, JASOLA, MOHAN ESTATE, OKHLA-PH-1, TUGHLAQABAD

### WITHIN 10 KM

GK-1, GK-2, C R PARK, KALKA JI, NEHRU PLACE, LAJPAT NAGAR, SOUTH EX. 1, 2, HAUZ KHAS, GREEN PARK, DEFENCE COLONY, LODHI COLONY, NIZAMUDDIN EAST, MAYUR VIHAR, SUNDER NAGAR

### WITHIN 15 KM

CONNAUGHT PLACE, VASANT KUNJ, VASANT VIHAR, LAXMI NAGAR, ITO, AKSHARDHAM, MOTI BAGH, DELHI CANT, MAHIPAL PUR

DELHI

**12<sup>TH</sup>**  
AVENUE

CHARMWOOD, GREEN FIELD, OLD FARIDABAD, HSVP SECTOR'S, MATHURA ROAD, DLF INDUSTRIAL AREA, IMT, NIT

FARIDABAD

**10 MILLION PEOPLE & BUSINESS AROUND**

# THE WISTERIA

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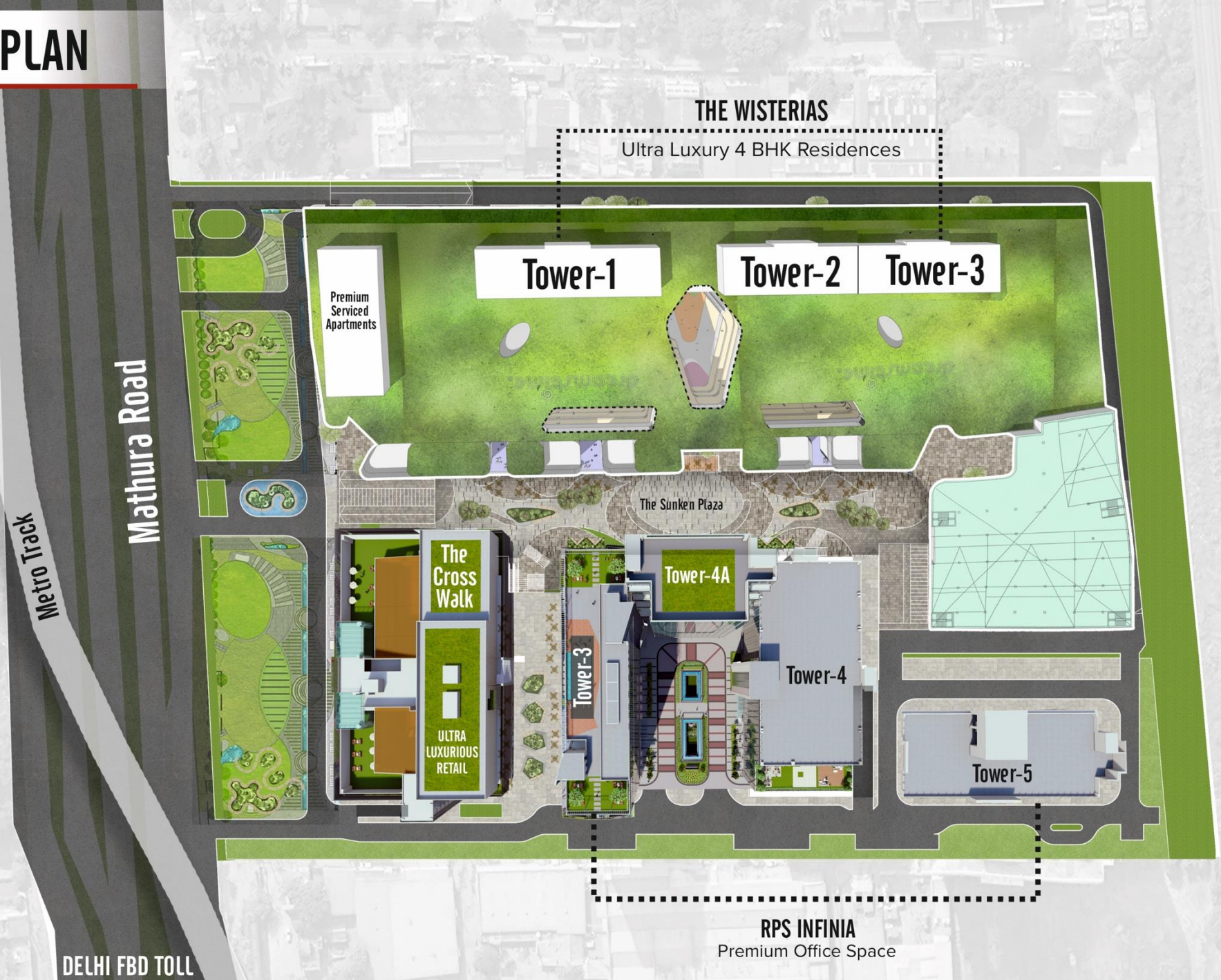
Ultra Luxurious Residences

07



MINUTES  
FROM EVERYTHING, MILES ABOVE ALL

# THE MASTER PLAN



## THE WISTERIAS

Ultra Luxury 4 BHK Residences

Tower-1

Tower-2

Tower-3

Premium Serviced Apartments

The Cross Walk

ULTRA LUXURIOUS RETAIL

The Sunken Plaza

Tower-4A

Tower-4

Tower-5

Tower-3

## RPS INFINIA

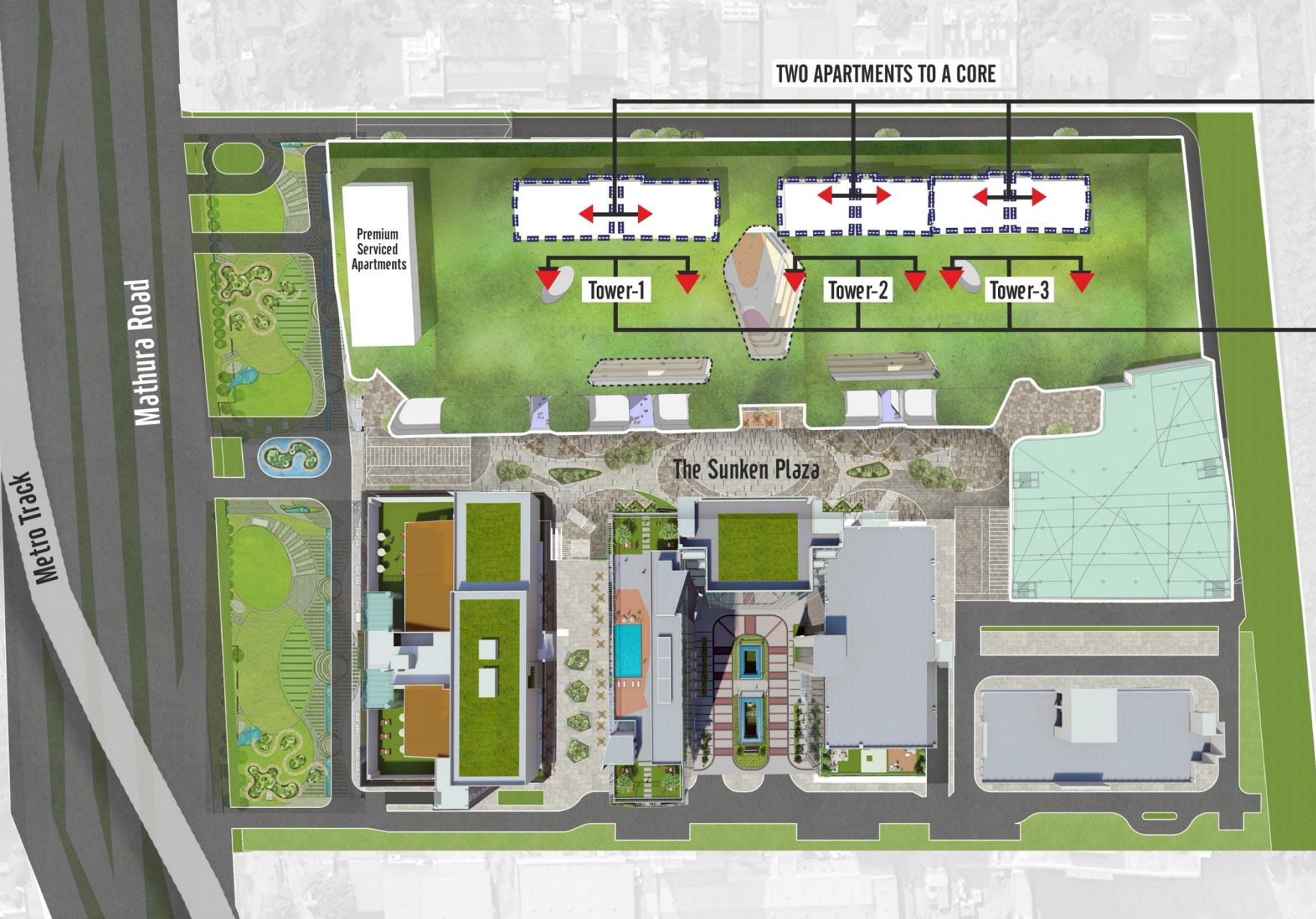
Premium Office Space

Mathura Road

Metro Track

DELHI FBD TOLL

# STRATEGIC TOWER PLACEMENT



TWO APARTMENTS TO A CORE

ALL ENTRANCES ARE FROM EAST OR WEST

ALL APARTMENTS FACE TOWARDS THE NORTH WITH SOUTH DELHI VIEWS



Mathura Road  
Metro Track

DELHI FBD TOLL

# STRATEGIC TOWER PLACEMENT



WINTER SUNRISE

SUMMER SUNRISE

WINTER SUNSET

SUMMER SUNSET

Mathura Road

Metro Track

DELHI FBD TOLL

Premium Serviced Apartments

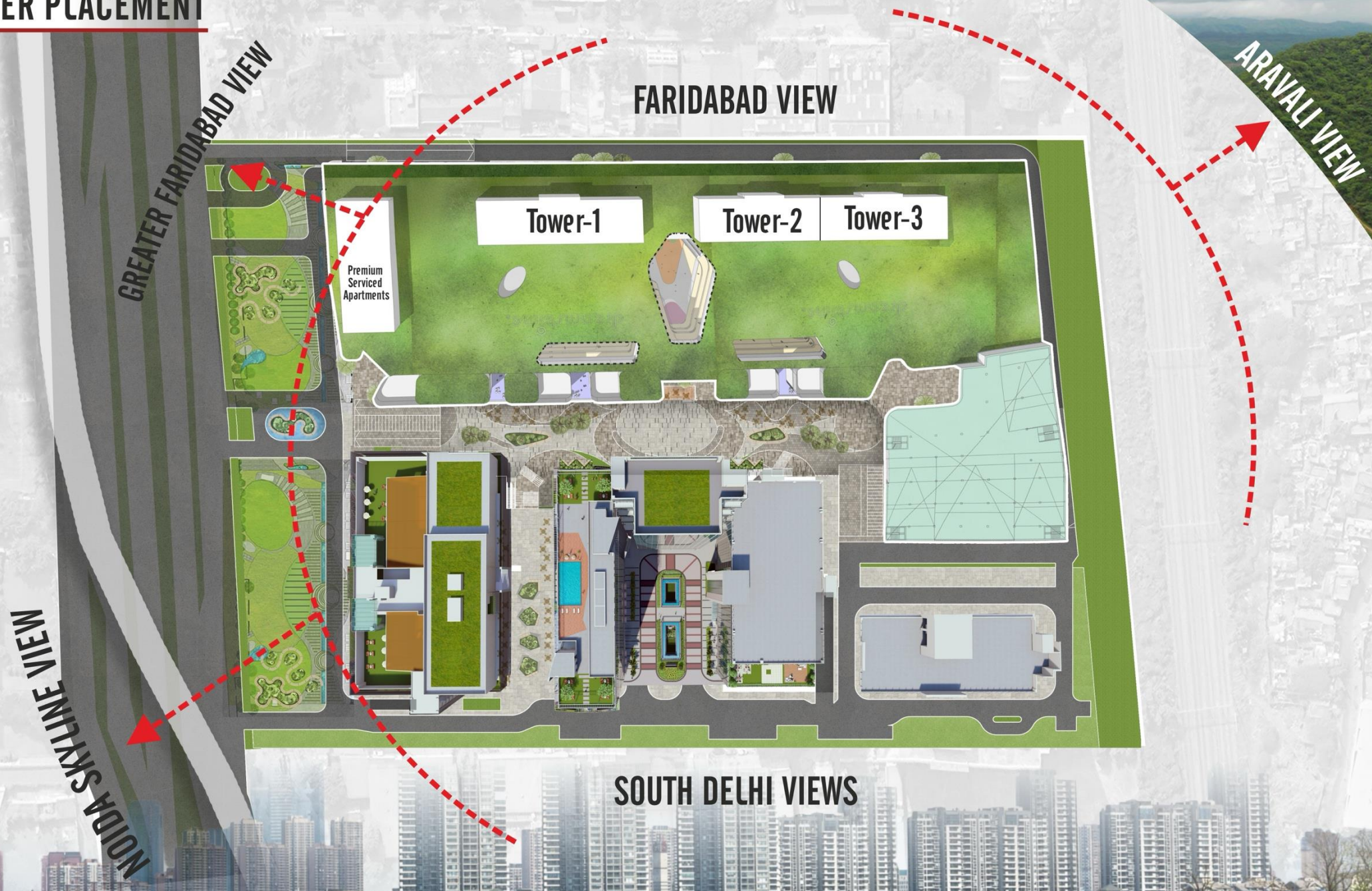
Tower-1

Tower-2

Tower-3



# STRATEGIC TOWER PLACEMENT



GREATER FARIDABAD VIEW

FARIDABAD VIEW

ARAVALI VIEW

NOIDA SKYLINE VIEW

Tower-1

Tower-2

Tower-3

Premium Serviced Apartments

SOUTH DELHI VIEWS

# TRAFFIC CIRCULATION

- ① Security Check Point
- ② Private Access for the Residents
- ③ Exclusive Lift Lobbies for Each Tower
- ④ Access to Basement with Ample Covered Car Parking



# FACADE DESIGN

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08

# Biophilic Design *Principles*

Biophilic Design is based on the idea that humans have an innate connection to nature, and incorporating natural elements into indoor spaces that can improve well-being, productivity, and overall quality of life. The principles of biophilic design generally focus on creating environments that evoke a sense of nature, natural beauty, and natural processes.



Visual Connection to Nature



Thermal Control & Airflow



Natural Patterns & Processes

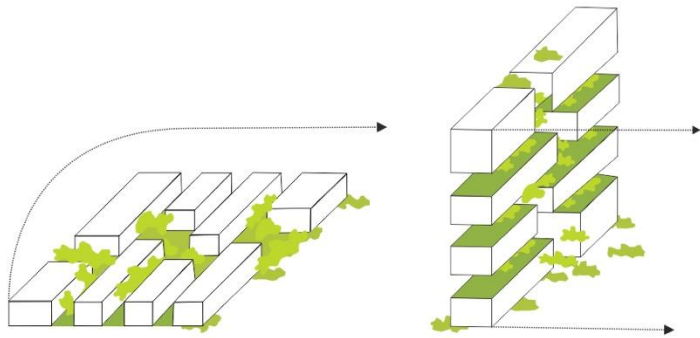


Abundant Light & Ventilation



Designed by **BENOY**  
Changi Airport, Singapore

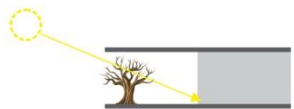
# Biophilic Design Principles



Biophilic design is a concept used to increase occupant connectivity to the natural environment through the use of direct nature, indirect nature, and space and place conditions.



Creates a Microclimate



Helps to Provide Shading



Filters out the pollution



Helps to Generates Oxygen



Acts as a noise buffer



Gardens by the Bay  
Singapore

# WORLD ARCHITECTURES INSPIRED BY BIOPHILIC DESIGN



Apple Park, California



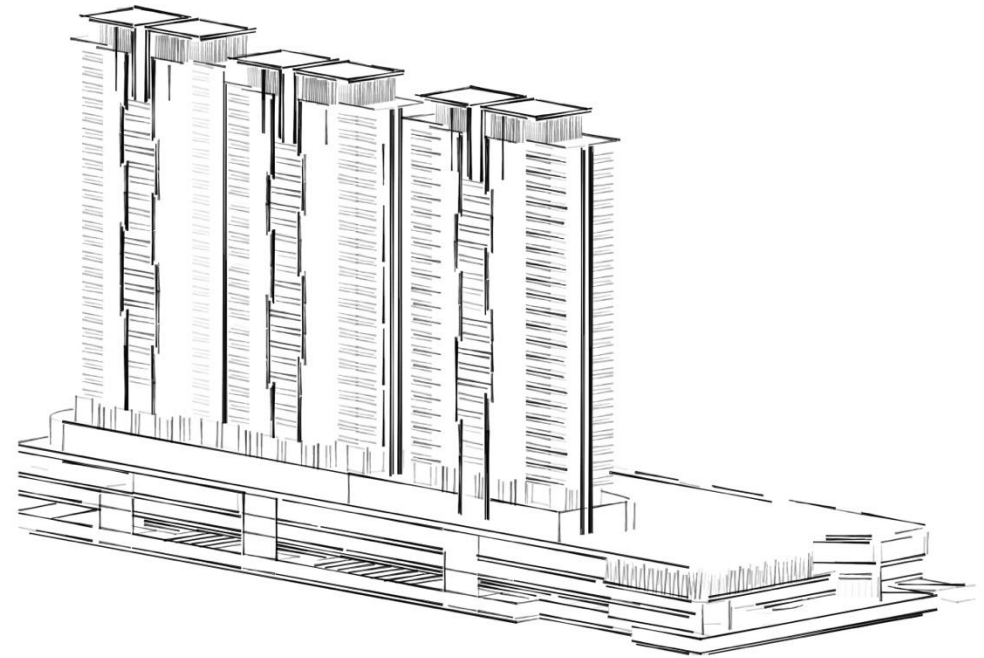
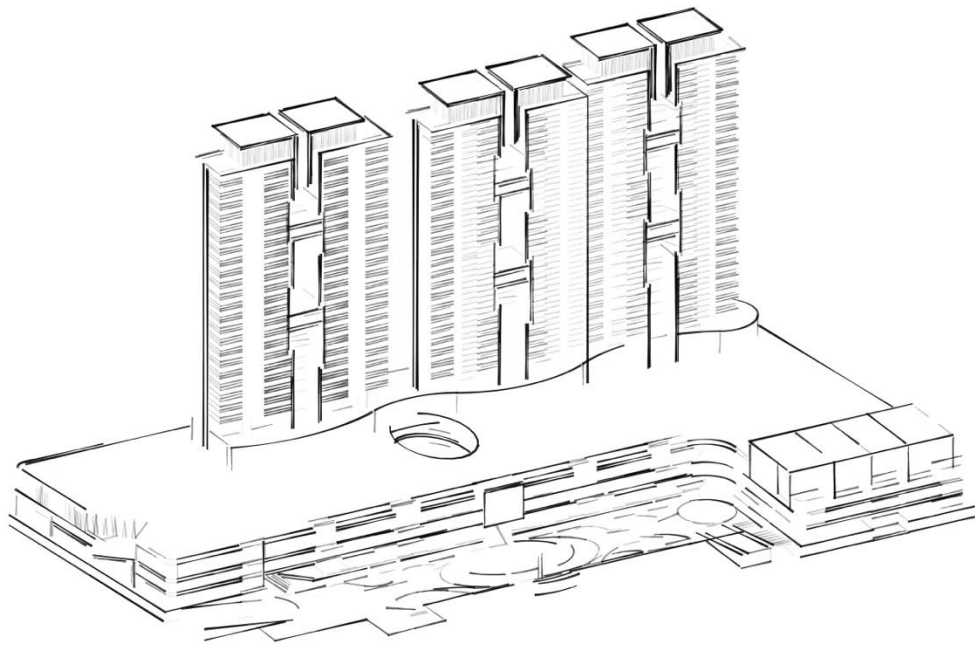
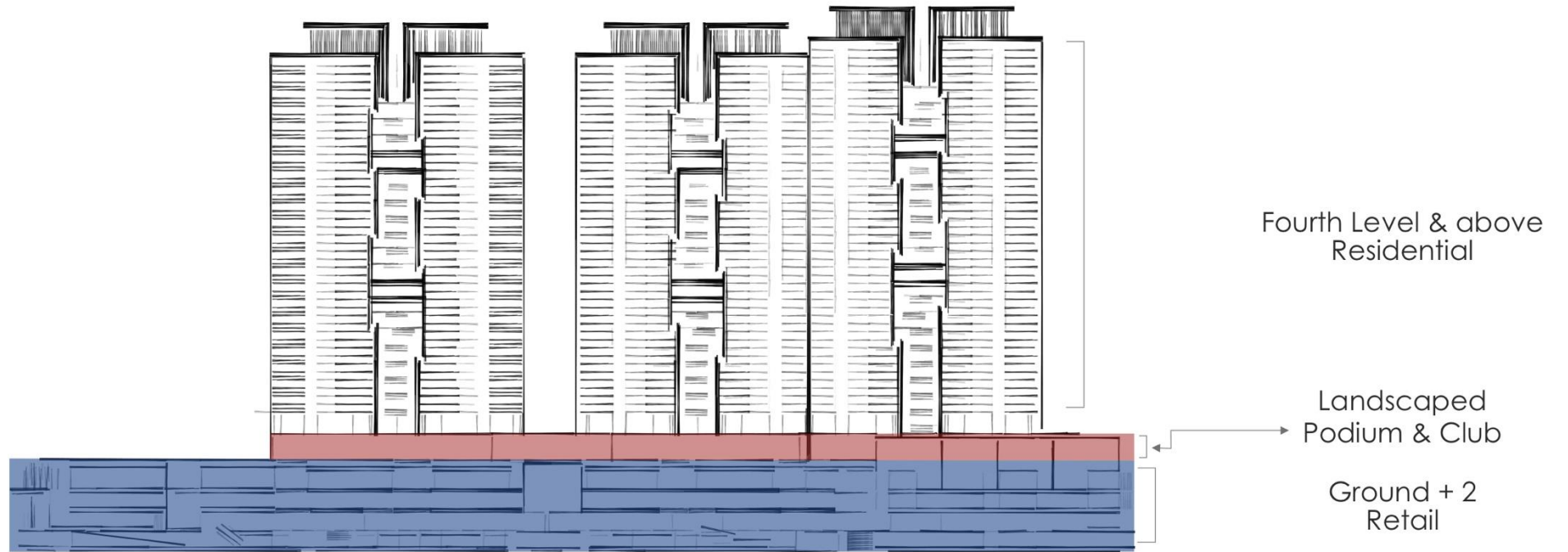
The Spheres by Amazon, Seattle



The Interlace, Singapore



Metropolis, Singapore





- 1 Entire Facade Covered with Natural Landscape Visible from Every Floor and Apartment
- 2 Dedicated Landscaped Podium of Approx 6 Acres with Recreational Pools, Kids Play Area, Walking / Jogging Trails with Natural shading through out the day.
- 3 Exquisite Club of Approx 50,000 Sq. Ft. with World Class Amenities, exclusively for 120\* Families only.
- 4 Ultra Modern Facade Based on the Biophilic Design Principles with unparalleled views around
- 5 Premium Serviced Residences managed by a top-tier, Grade A operator









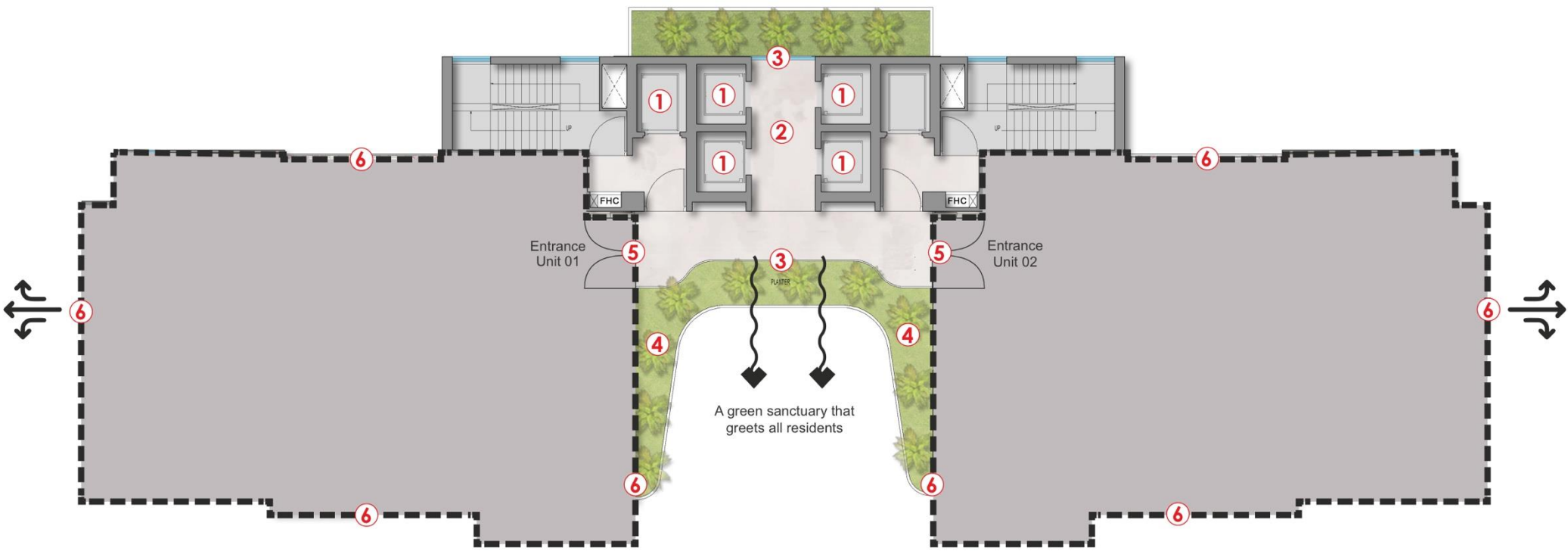
# TYPICAL CORE

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Two Apartments to a Core

09

# TYPICAL CORE



  
 5 High Speed  
 Elevators

①

  
 Massive Corridor for a  
 Grand Experience.

②

  
 A Glass facade on  
 both side offers Stunning  
 views & abundant sunlight

③

  
 Landscaped Gardens  
 on Each Floors

④

  
 East & West Entrance  
 to the Apartment

⑤

  
 4 Side Open  
 Apartment

⑥

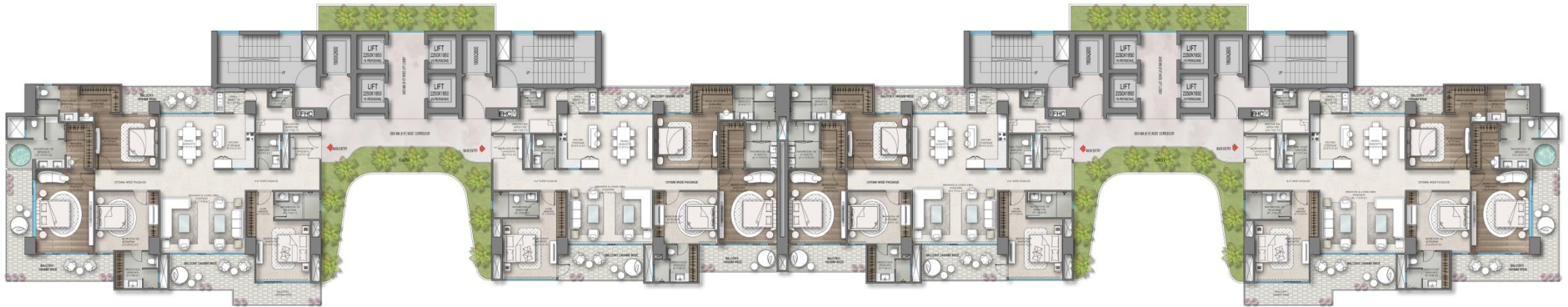
## TOWER - 1 CORE



Type -3 (4600 Sq. Ft)

Type -3 (4600 Sq. Ft)

## TOWER - 2 & 3 CORE



Type - 2 (4150 Sq. Ft.)

Type - 1 (3650 Sq. Ft.)

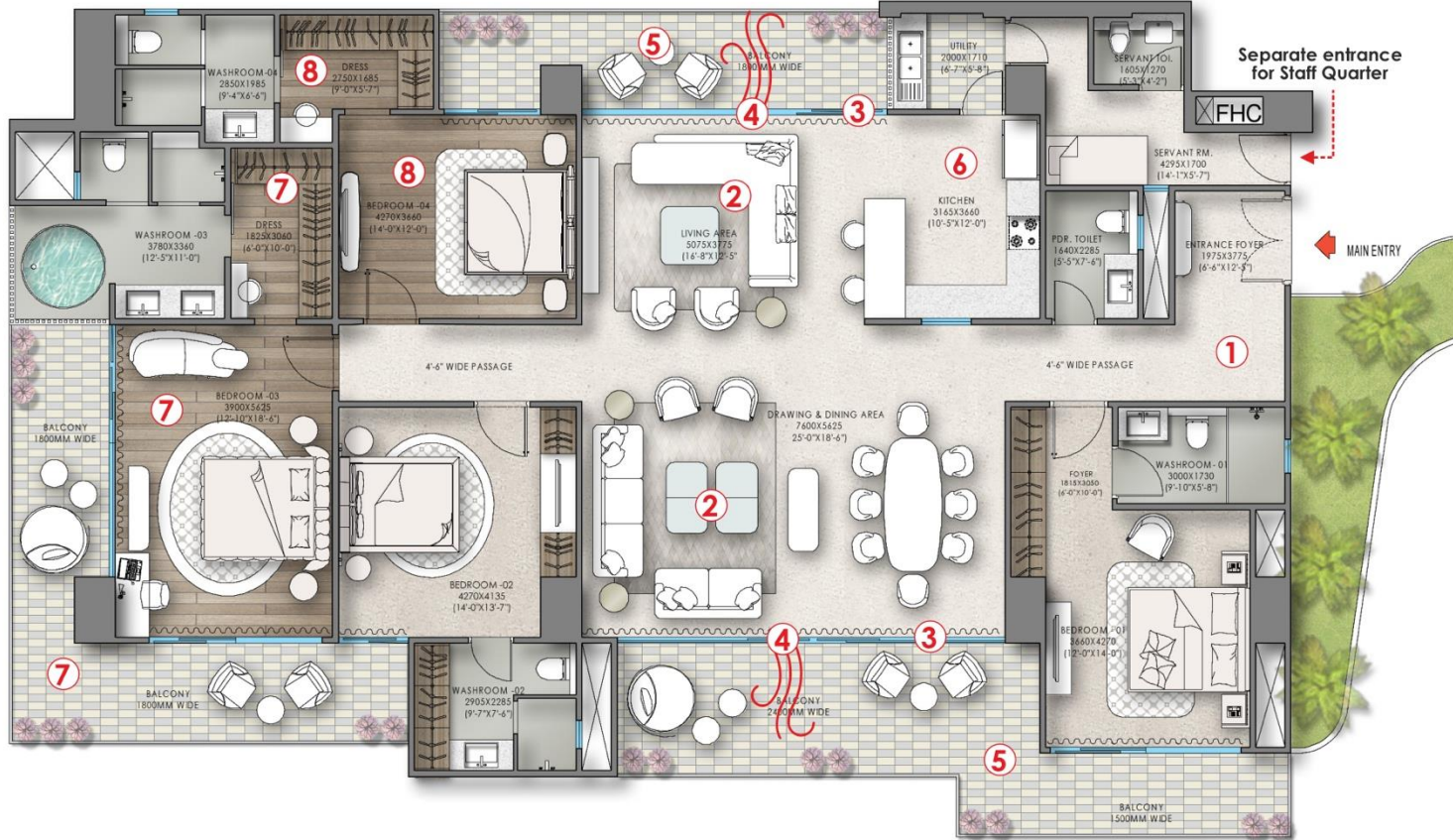
Type - 1 (3650 Sq. Ft.)

Type - 2 (4150 Sq. Ft.)

# UNITS LAYOUTS

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10



**Super Area : 4600\* Sq. Ft.**

- ① Grand Entrance Foyer with feature wall to reflect your individuality.
- ② Expansive living and dining area measuring approx. **700 Sq. Ft**
- ③ Floor to Ceiling Height of **3.6 Meters** with Aluminium Doors & Windows for the unobstructed views.
- ④ Refreshing north to south **Crosswinds** that fills your home with fresh air, Keeping it cool and vibrant all day.
- ⑤ Massive wooden deck as large as **12 ft** depth extending with living and dining area, creating seamless indoor- outdoor experience.
- ⑥ An Elegant kitchen with additional utility area connecting to the staff quarters.
- ⑦ **Master suite**
  - Grand master bedroom measuring **225 Sq. ft** with stunning panoramic views, creating a serene atmosphere, complemented by a **40-foot** wrap-around wooden deck for ultimate outdoor enjoyment.
  - A grand walk-in closet leads to a luxurious washroom spanning **200 Sq. Ft.** featuring an outdoor jacuzzi, an enclosed WC, and a separate shower cubicle.
- ⑧ **Junior Suite & Two other bedrooms** provides a spacious and elegant retreat, boasting a well-appointed walk-in closet and a generously sized washroom for ultimate comfort.







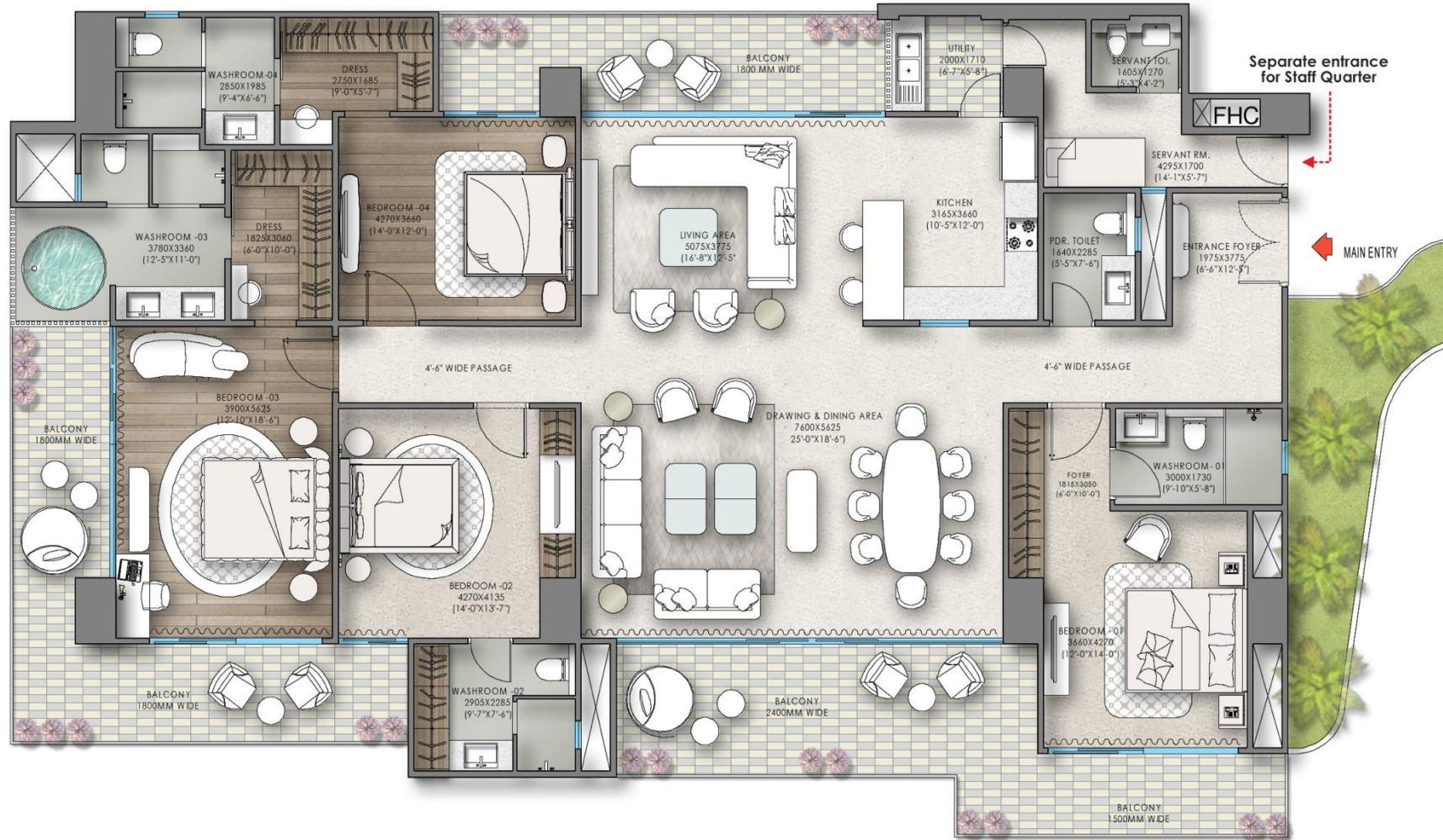




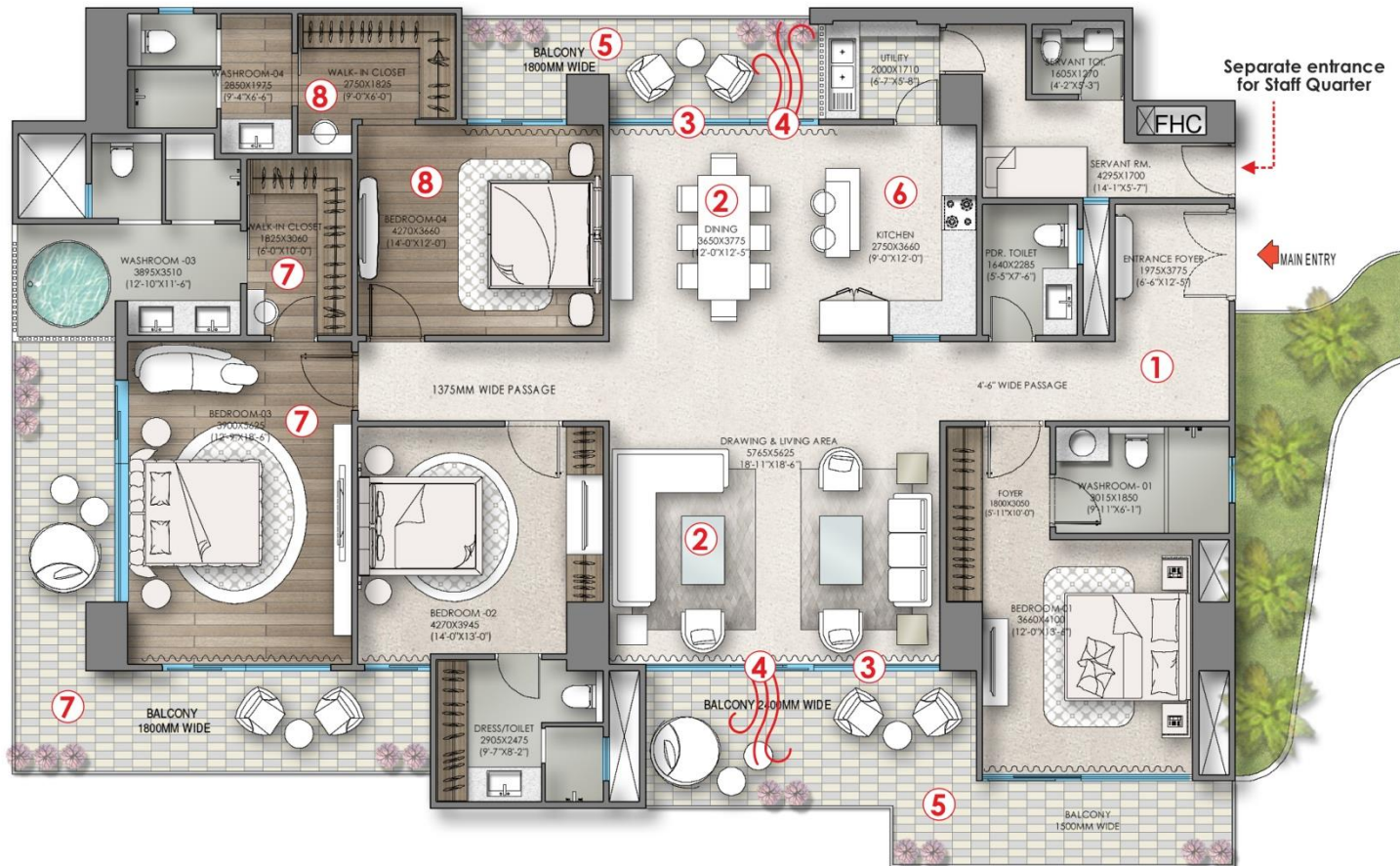






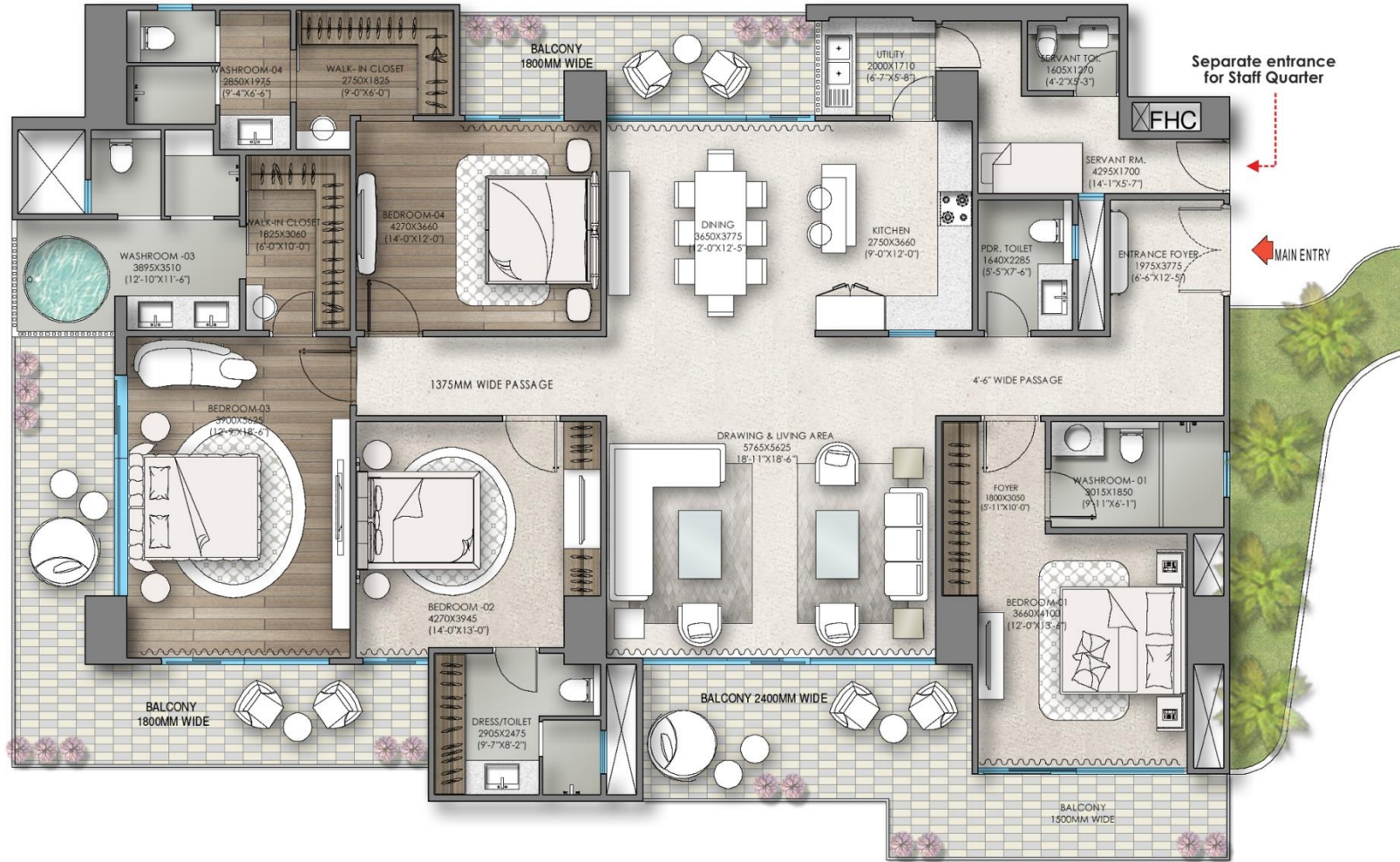


Super area - 4600\* Sq. Ft | Built up Area - 3350\* Sq. Ft  
 Unit Covered Area - 2590\* Sq. Ft. | Balcony Area- 760\* Sq. Ft.

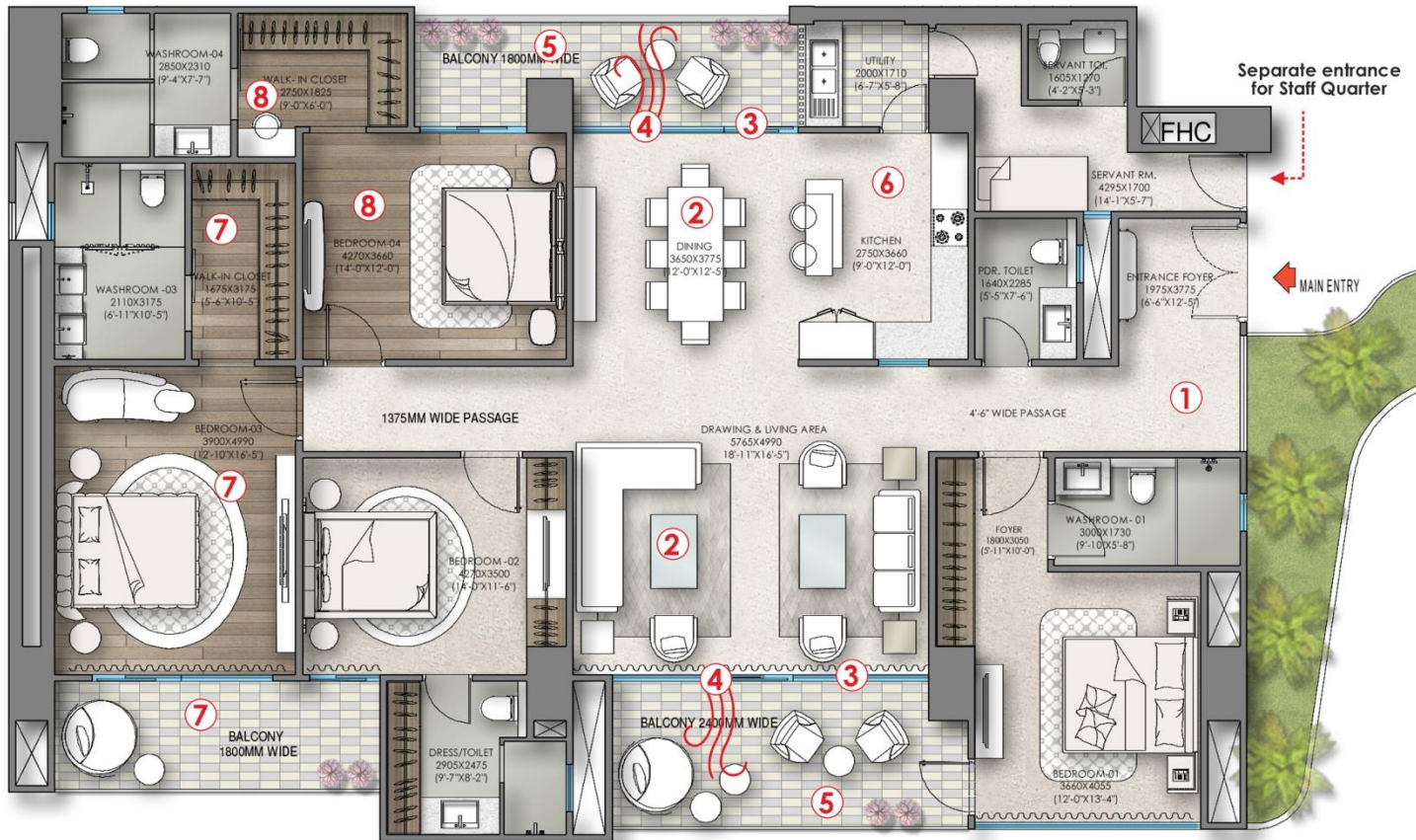


- ① Grand Entrance Foyer with feature wall to reflect your individuality.
- ② Expansive living and dining area measuring approx. **500 Sq. Ft**
- ③ Floor to Ceiling Aluminium Doors & Windows for the unobstructed views.
- ④ Refreshing north to south crosswinds that fills your home with fresh air, Keeping it cool and vibrant all day.
- ⑤ Massive wooden deck as large as **12 ft** depth extending with living and dining area, creating seamless indoor- outdoor experience.
- ⑥ An Elegant kitchen with additional utility area connecting to the staff quarters.
- ⑦ **Master suite**
  - Grand master bedroom measuring **225 Sq. ft** with stunning panoramic views, creating a serene atmosphere, complemented by a **40-foot** wrap-around wooden deck for ultimate outdoor enjoyment.
  - A grand walk-in closet leads to a luxurious washroom spanning **200 Sq. Ft**, featuring an outdoor jacuzzi, an enclosed WC, and a separate shower cubicle.
- ⑧ **Junior Suite & Two other bedrooms** provides a spacious and elegant retreat, boasting a well-appointed walk-in closet and a generously sized washroom for ultimate comfort.

**Super Area : 4150\* Sq. Ft.**

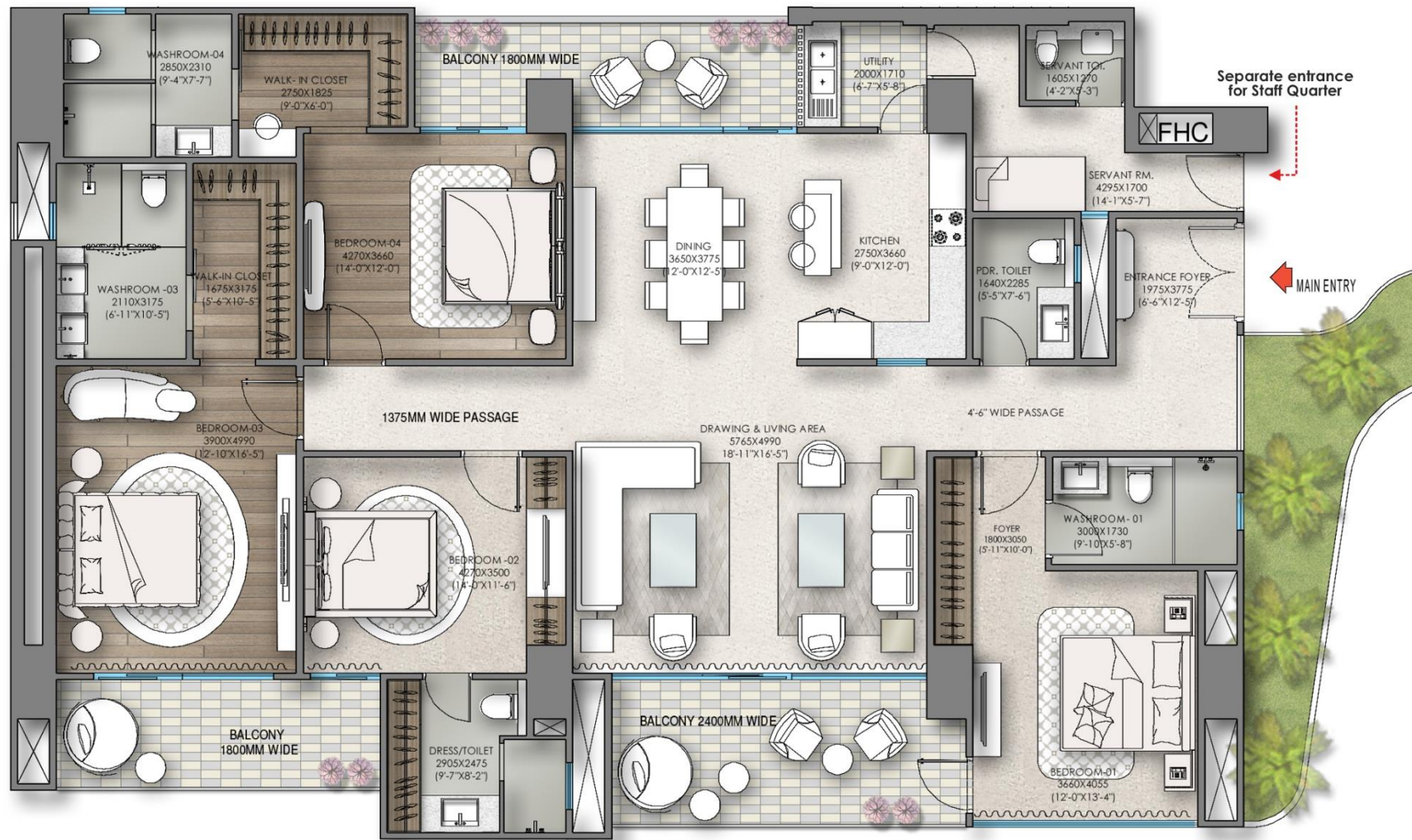


Super area - 4150\* Sq. Ft | Built up Area - 3095\* Sq. Ft  
 Unit Covered Area - 2420\* Sq. Ft. | Balcony Area- 675\* Sq. Ft.



- ① Grand Entrance Foyer with feature wall to reflect your individuality.
- ② Expansive living and dining area measuring approx. **450 Sq. Ft**
- ③ Floor to Ceiling Aluminium Doors & Windows for the unobstructed views.
- ④ Refreshing north to south crosswinds that fills your home with fresh air, Keeping it cool and vibrant all day.
- ⑤ Massive wooden deck with living and dining area, creating seamless indoor - outdoor experience.
- ⑥ An Elegant kitchen with additional utility area connecting to the staff quarters.
- ⑦ **Master suite**
  - Grand master bedroom measuring **200 Sq. ft** with stunning panoramic views, creating a serene atmosphere, wooden deck for ultimate outdoor enjoyment.
  - A grand walk-in closet leads to a luxurious washroom spanning **125 Sq. Ft.** featuring an outdoor jacuzzi, an enclosed WC, and a separate shower cubicle.
- ⑧ **Junior Suite & Two other bedrooms** provides a spacious and elegant retreat, boasting a well-appointed walk-in closet and a generously sized washroom for ultimate comfort.

**Super Area : 3650\* Sq. Ft.**



Super area - 3650\* Sq. Ft | Built up Area - 2705\* Sq. Ft  
 Unit Covered Area - 2305\* Sq. Ft. | Balcony Area- 400\* Sq. Ft.

A modern high-rise apartment building with a distinctive geometric facade of white and grey panels. The building features numerous balconies with glass railings, some of which have small plants. The scene is set at dusk, with the sky transitioning from light blue to a darker hue. In the foreground, a woman with long dark hair is seen from behind, swimming in a pool. The water reflects the lights from the building and the sky. To the right, several palm trees of varying heights are silhouetted against the sky. The overall atmosphere is one of luxury and tranquility.

A Club of *Exclusivity*  
A Garden of *Tranquility*

# Podium Key *highlights*

Recreational Pools | Island Juice Bar | Walking & Jogging Trails | Kids Play Area

Rock Climbing Wall | Basketball Court | Pickleball Court | Meditation & Yoga Garden



# Club Exclusive *amenities*

Indoor all Weather Pool | Ball Room | AV Room

State of the art GYM | Library | Foosball

Snooker & Billiards Room | Golf Simulator | Zumba

Multicuisine Restaurant | Coffee Shop | Table Tennis

Wellness Room with Steam & Sauna | Arcade Games | Bowling



## Key highlights



**16.5 Acres**  
Ecosystem



**6 Acres**  
Landscaped Podium



**Low Density**  
20 Families Per Acre\*



**120\* Apartments**  
A Tight-knit Community



**IGBC Green**  
Certified Development



All apartment both Facing  
with entrance East & West



Floor to Floor height  
**3.6 Meter**



Abundant of Sunlight &  
Ventilation through out the day



Vastu Friendly



Two a Core



Biophilic Design



Luxurious Club house  
of approx 50000 Sq. Ft.



# Ultra Luxury *Specification*



VRV Air Conditioning  
with Cooling & Heating



Italian Marble Flooring



Floor to Ceiling  
Aluminium Doors & Windows



Wooden Decking in Balconies



Air Purified Homes



Moisture-Resistant Facade



Water Softener System



Centralised Water Heating  
System



# COMMUNITY FOCUSED ECOSYSTEM



# An Address that *Feels Like an achievement*

## A 16.5 acre Ecosystem Retail, Office & Residences

Bang on Mathura road and Seamless Connectivity with Delhi- Mumbai Expressway & FNG

### With in 10 Mints Drive from

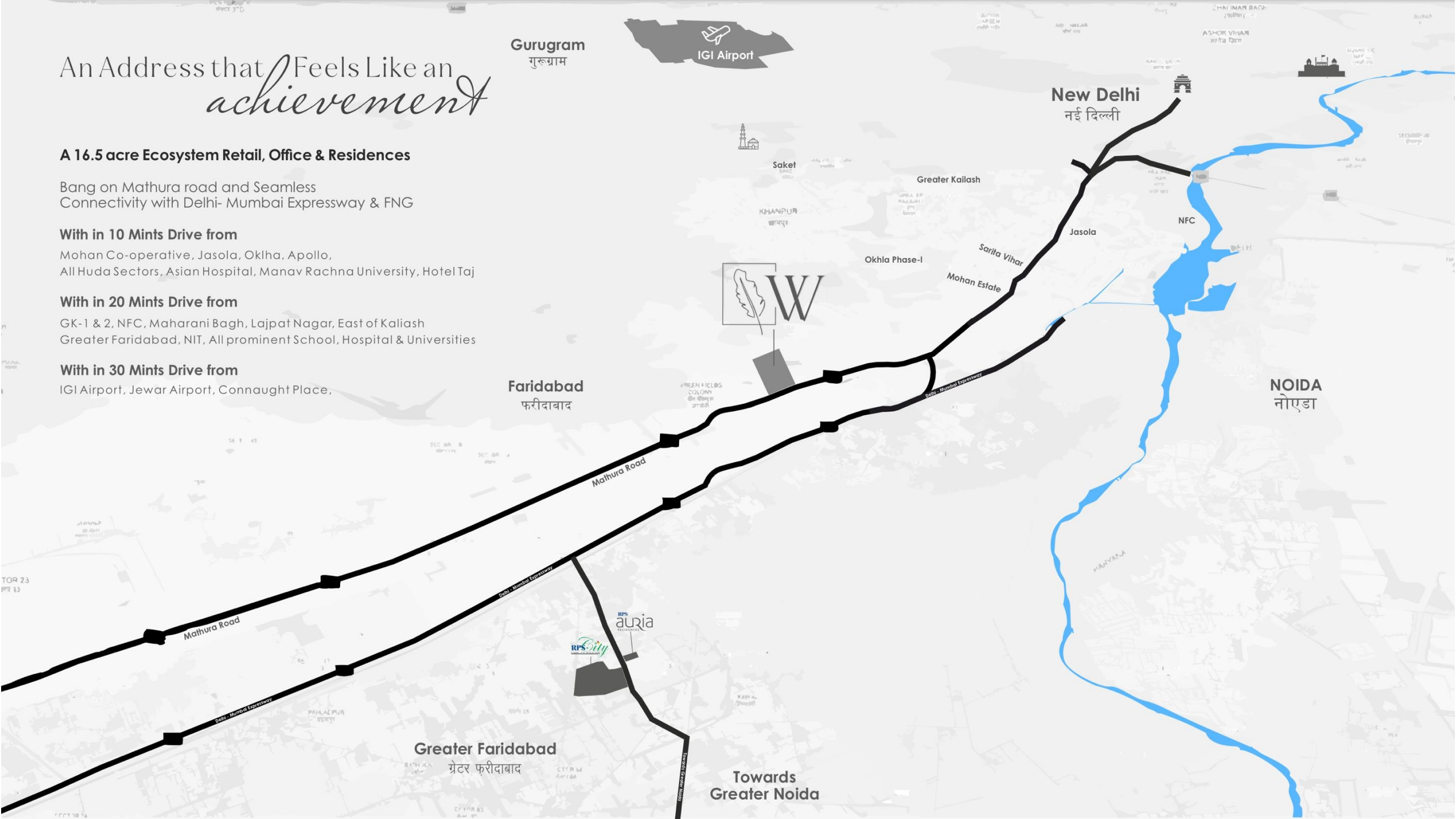
Mohan Co-operative, Jasola, Okhla, Apollo, All Huda Sectors, Asian Hospital, Manav Rachna University, Hotel Taj

### With in 20 Mints Drive from

GK-1 & 2, NFC, Maharani Bagh, Lajpat Nagar, East of Kaliash Greater Faridabad, NIT, All prominent School, Hospital & Universities

### With in 30 Mints Drive from

IGI Airport, Jewar Airport, Connaught Place,



Gurugram  
गुरुग्राम

IGI Airport

New Delhi  
नई दिल्ली

Saket

Greater Kailash

KHANPUR  
खानपुर

NFC

Okhla Phase-I

Sarita Vihar

Mohan Estate

Faridabad  
फरीदाबाद

NOIDA  
नोएडा

Mathura Road

Mathura Road

Greater Faridabad  
ग्रेटर फरीदाबाद

Towards  
Greater Noida

RPS  
auria  
RESIDENCES

RPS  
city  
RESIDENCES

