TREHAN
LUXURY FLOORS
Creating Communities Since 1989

PRESENTING

3 BHK ELEGANT LUXURY BUILDER FLOORS

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

JLL

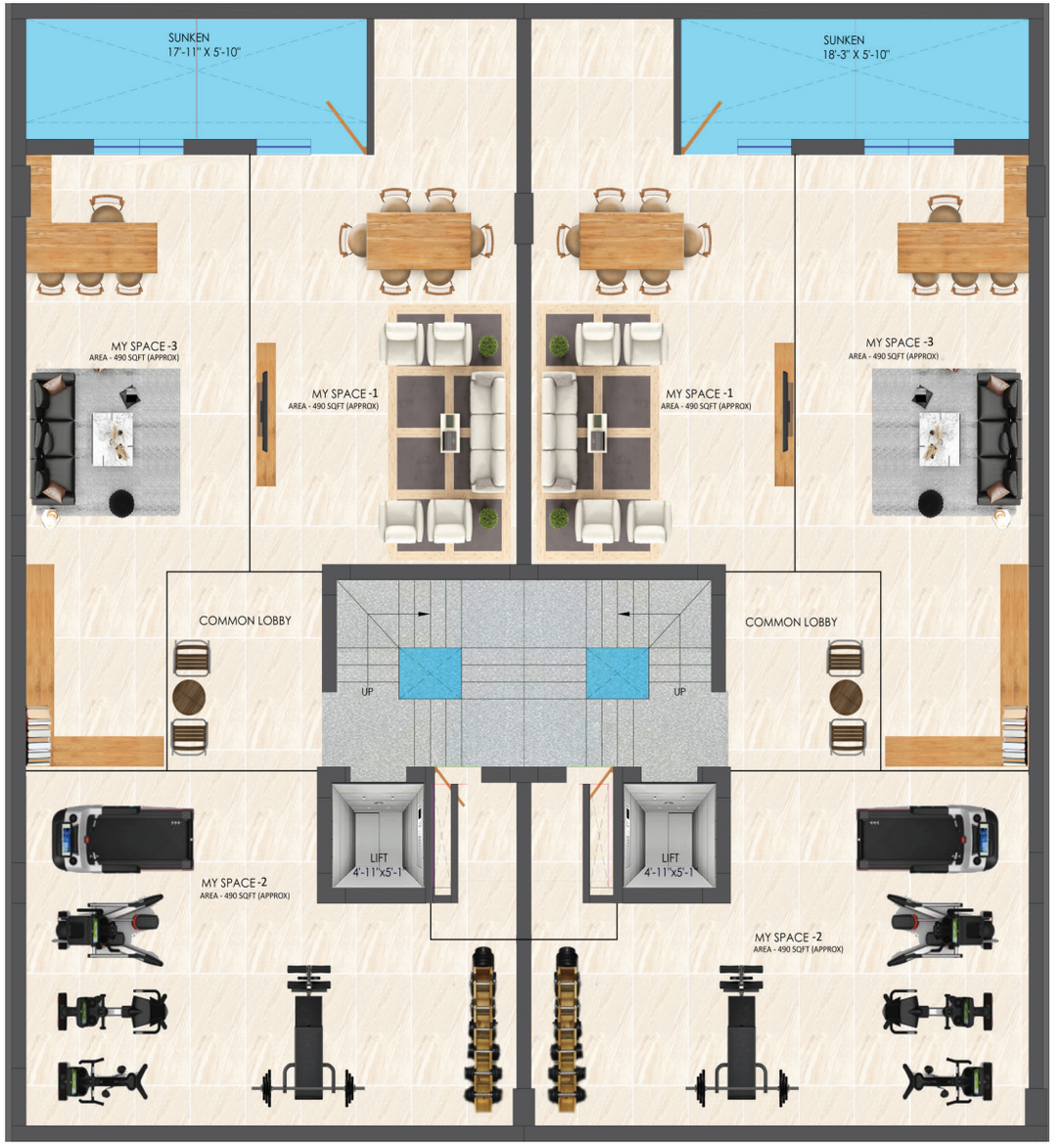
ONE GOOD EARTH

SECTOR-71, GURGAON

1300 METERS FROM SPR ROAD

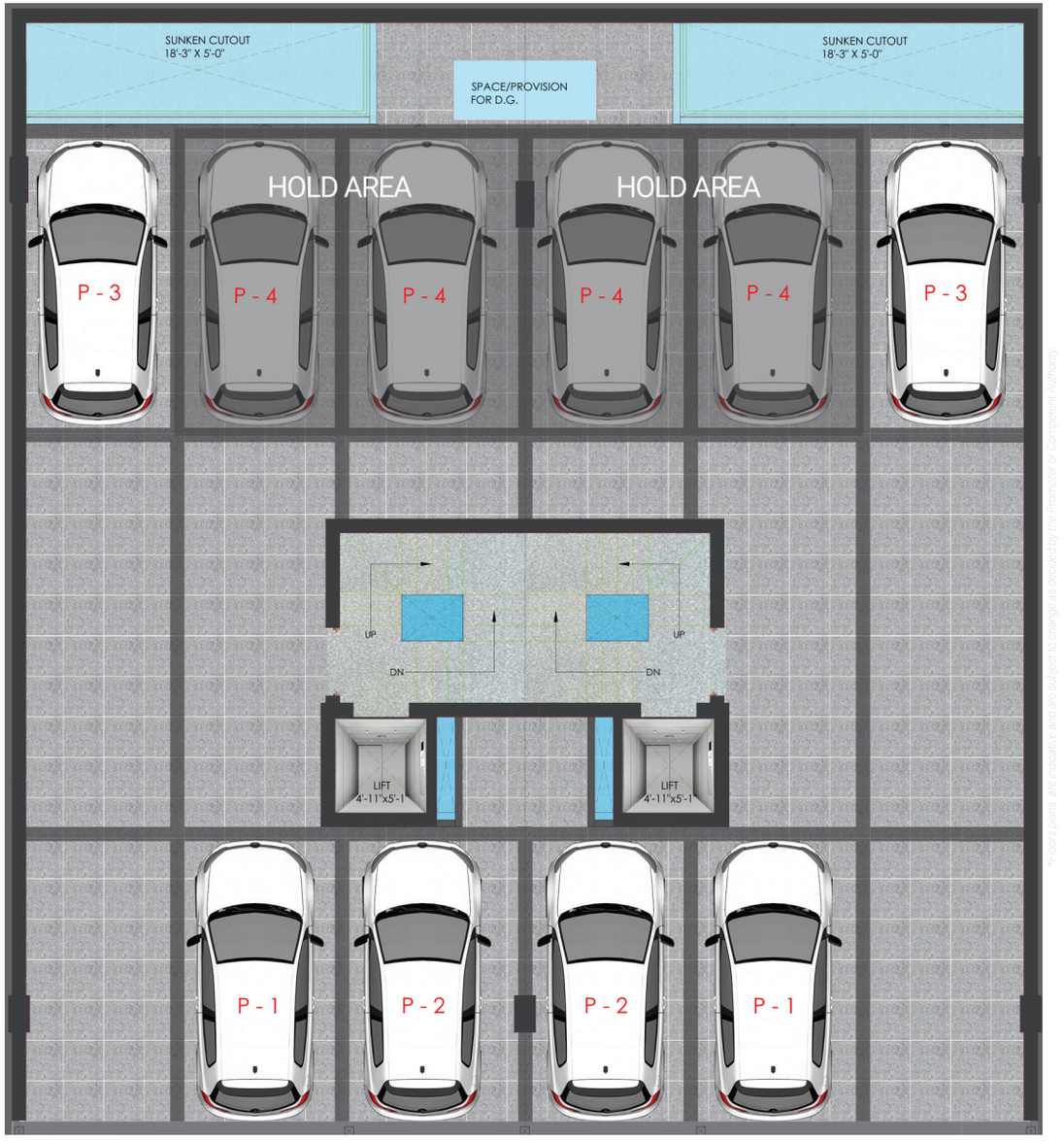
1500 METERS FROM GURGAON SOHNA ROAD

BESIDES DLF ALAMEDA



PLAN -A

PLAN -B



PLAN -A

PLAN -B

UTILITY SPACE(BASEMENT)

3 BHK
LUXURY FLOORS

STILT FLOOR

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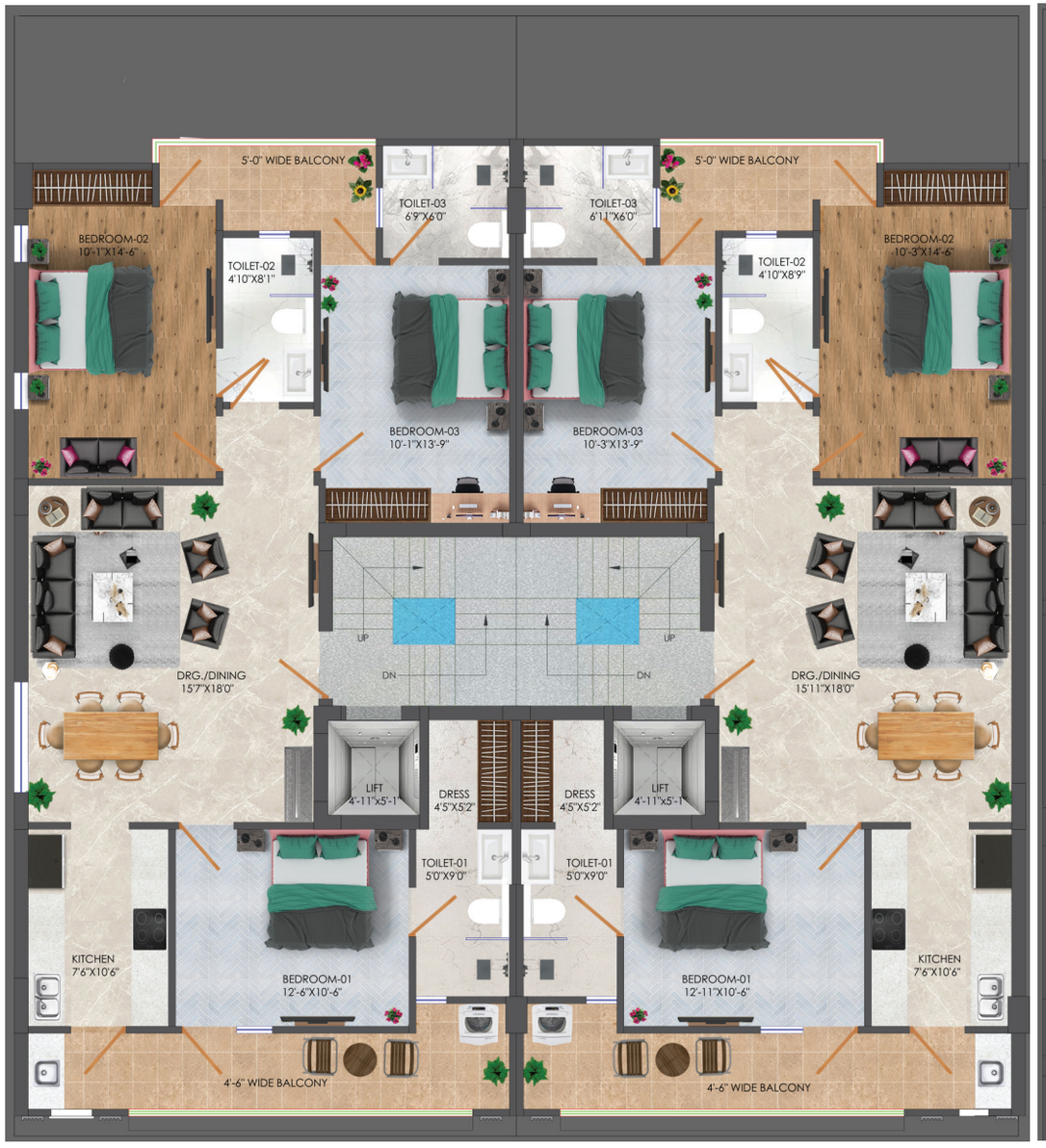
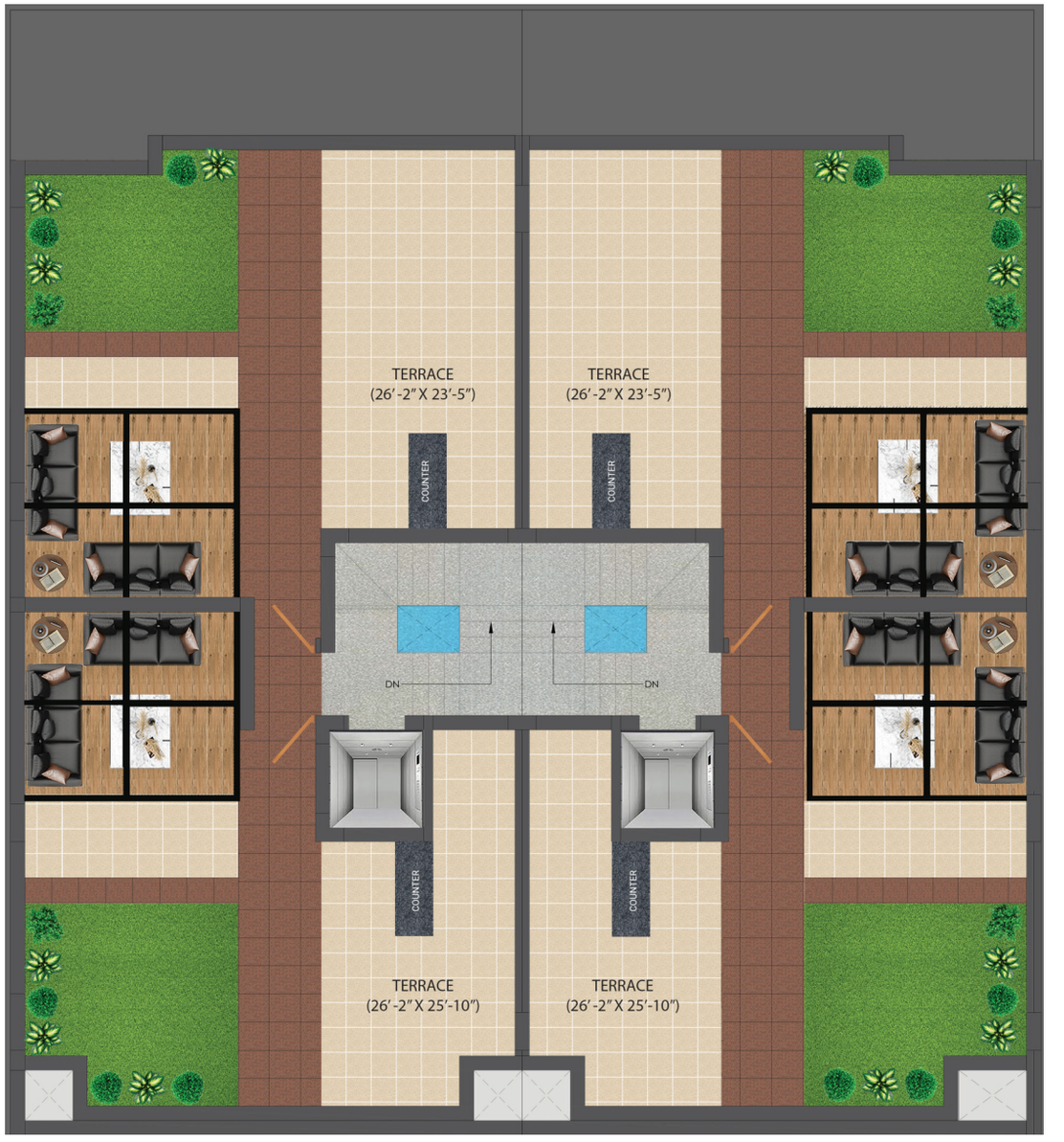


PLAN -A

PLAN -B



PLAN -A

PLAN -B

TYPICAL FLOOR

3 BHK
LUXURY FLOORS

TERRACE FLOOR

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TREHAN LUXURY FLOORS { SPECIFICATIONS } TREHAN 71- ONE GOOD EARTH

STRUCTURE
Steel Grade - Fe500 or Fe550D; Cement - (Ultratech / J.K LakshmiorEquivalent);UseofAllready-mixconcrete(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.

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 (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 Geyser 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 Truflo/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 (Hindware Truflo/ 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 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 (16x16") 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.

EXCELLENT LINKS TO THE CITY

SOHNA ROAD AND SPR	HERO 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 mins	11 mins	05 mins	12 mins	13 mins	13 mins	05 mins	05 mins	15 mins	25 mins

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 Goenka 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 Elan PVR(under way)

SHOPPING
1 Omaxe 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

SITE MASTER PLAN DEVELOPMENT

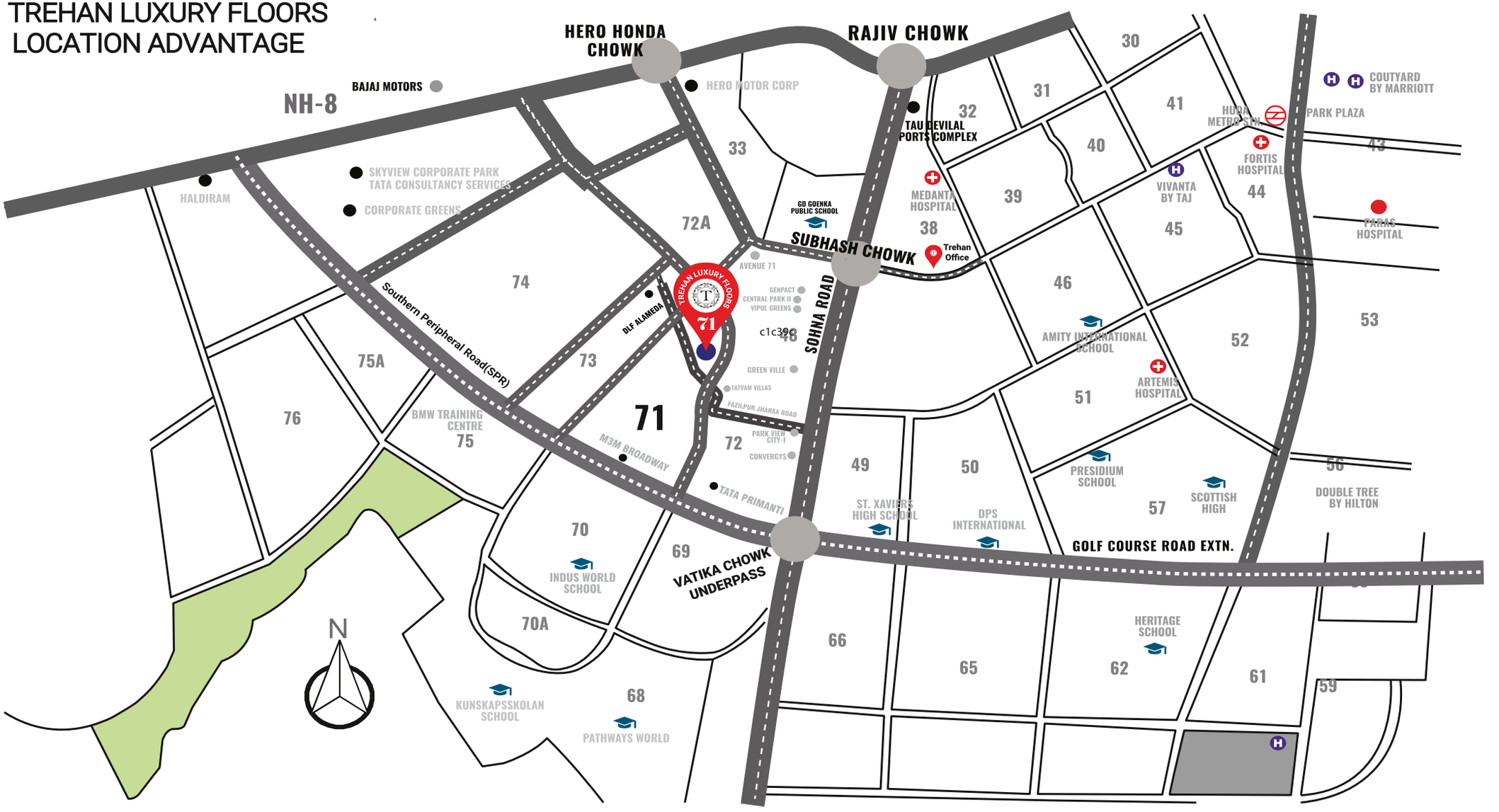
AT ONE GOOD EARTH , SECTOR 71, GURGRAM

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

NIRVANA COUNTRY	SOUTH CITY	SUN CITY
SECTOR-50	SECTOR-49	SECTOR-54

ESENCIA	ANANT RAJ	ADANI SAMSARA
SECTOR-67	SECTOR-63A	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	16 PROJECTS	OVER 30K	55K HAPPY	LARGEST
OF AREA **DELIVERED**	**COMPLETED**	HOME **DELIVERED**	**CUSTOMERS**	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