



**ENTER A
REIMAGINED
HIGH-RISE
GATED
COMMUNITY!**



urbanrise® OPULENCE



MASTER PLAN

(PHASE 1 & PHASE 2)



NORTH



LUXURIOUS 3 BHK APARTMENTS

3.4
Acres

382
Apartments

G+12
Floors

2
Towers

1321 Sft to **1649** Sft



MASTER PLAN - PHASE 1

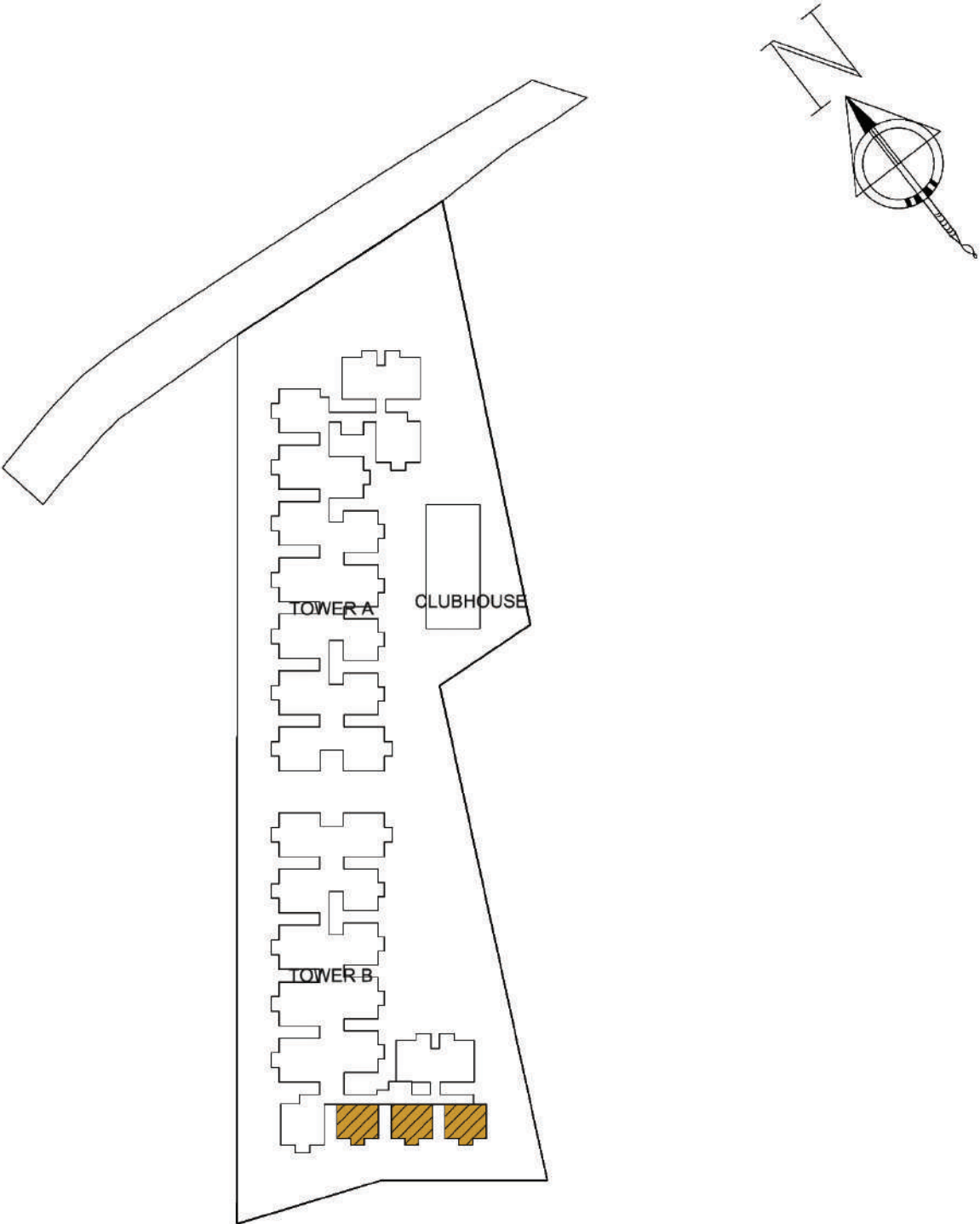


LEGEND

- | | | |
|--|----------------------------------|------------------------------|
| 1. Entrance Area | 10. Lawn with Amphitheatre | 20. Sky Dining |
| 2. Security Cabin | 11. Seating Plaza | 21. Reading Lounge |
| 3. Trim Trail | 12. Pickleball Court | 22. Swing Zone |
| 4. Children's Play Area & Human Chess Board | 13. Half Basketball Court | 23. Gaming Zone |
| 5. Foot Soccer Pool | 14. Outdoor Gym with Trim Trail | 24. Mini Theatre |
| 6. Readers Corner (Work from park) | 15. Ladies Kitty Corner | 25. Private Party & Barbeque |
| 7. Sub Soccer | 16. Zen Garden with Trim Trail | 26. Party Lawn |
| 8. Central Courtyard | 17. Senior Citizen Plaza | 27. Interactive Lounge |
| 9. Young Turks Hangout | 18. Zen with Yoga Space | |
| | 19. Co-working Spaces in the Sky | |

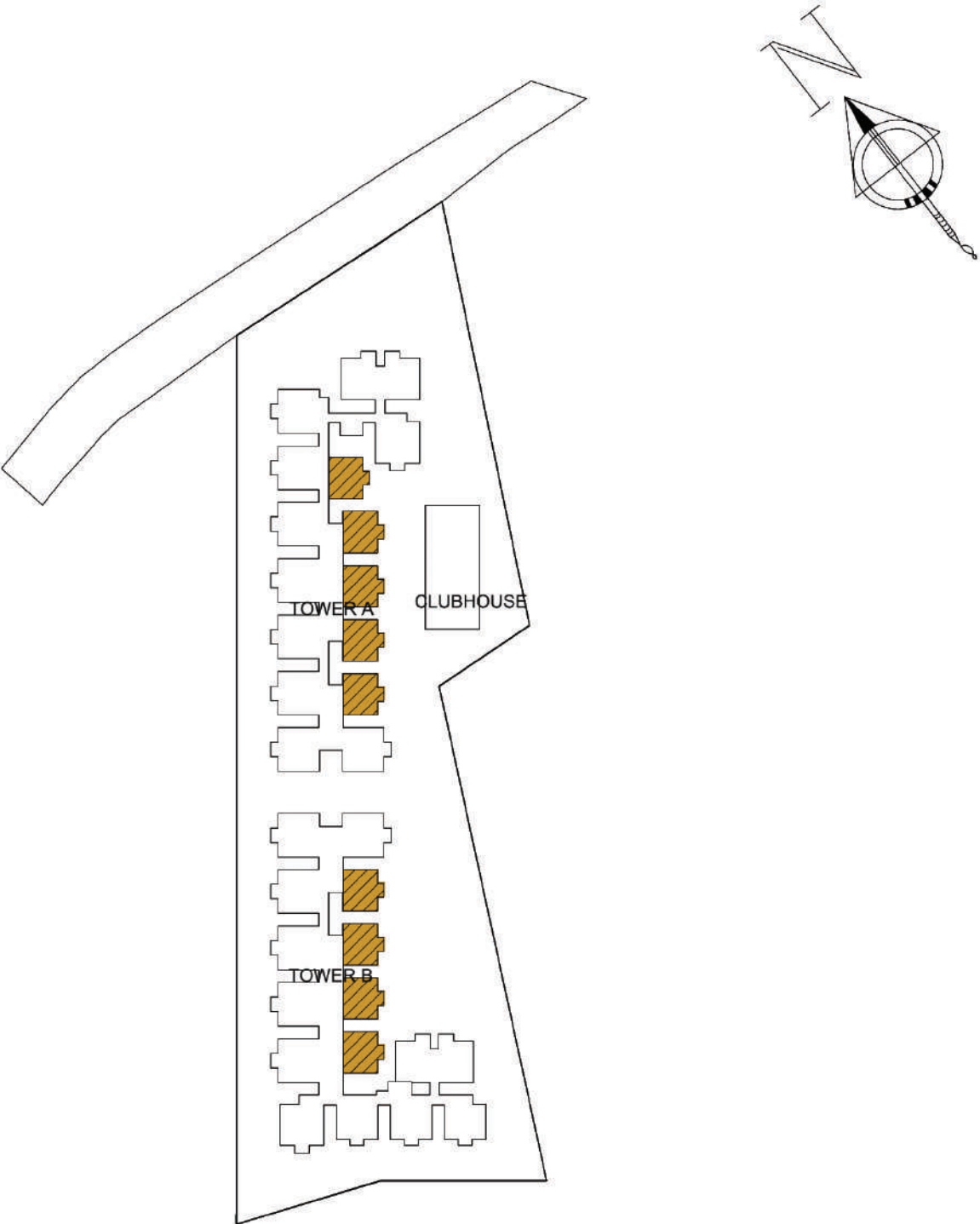
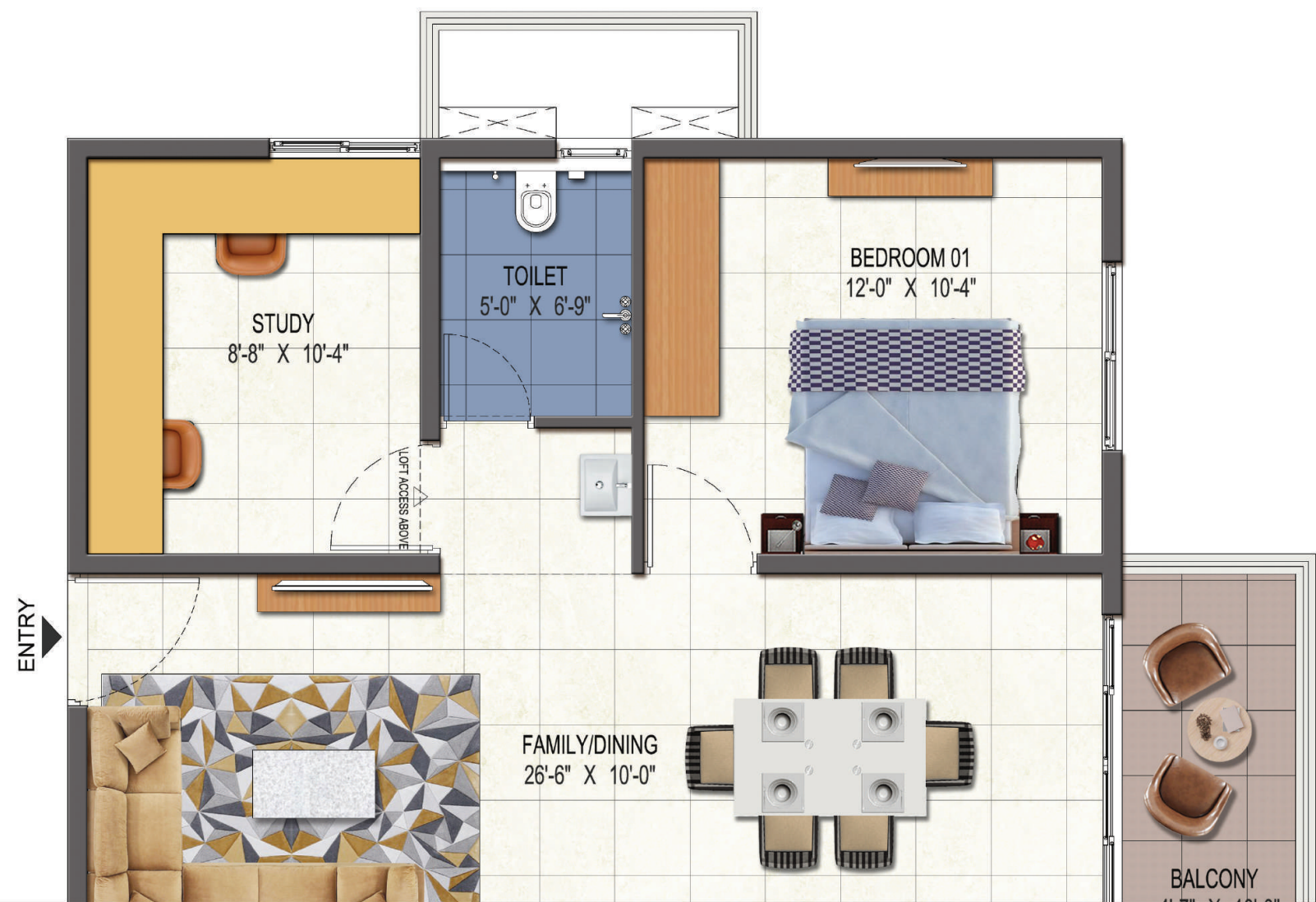
UNIT PLANS

| | | |
|-----------------------|------|-----------|
| NORTH FACING_3B2T - R | AREA | 1321 SFT. |
|-----------------------|------|-----------|



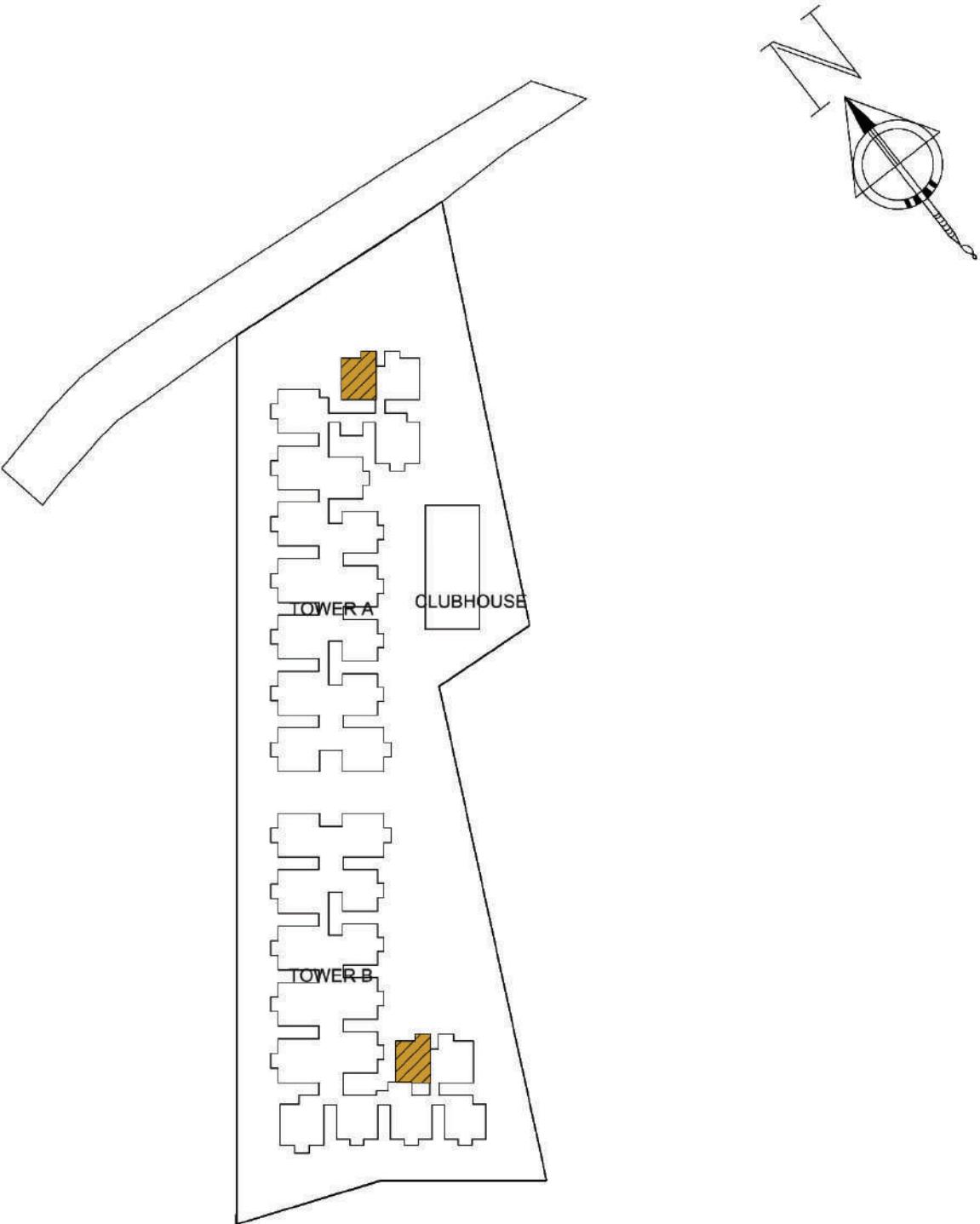
UNIT PLANS

| | | |
|----------------------|------|-----------|
| WEST FACING_3B2T - R | AREA | 1322 SFT. |
|----------------------|------|-----------|



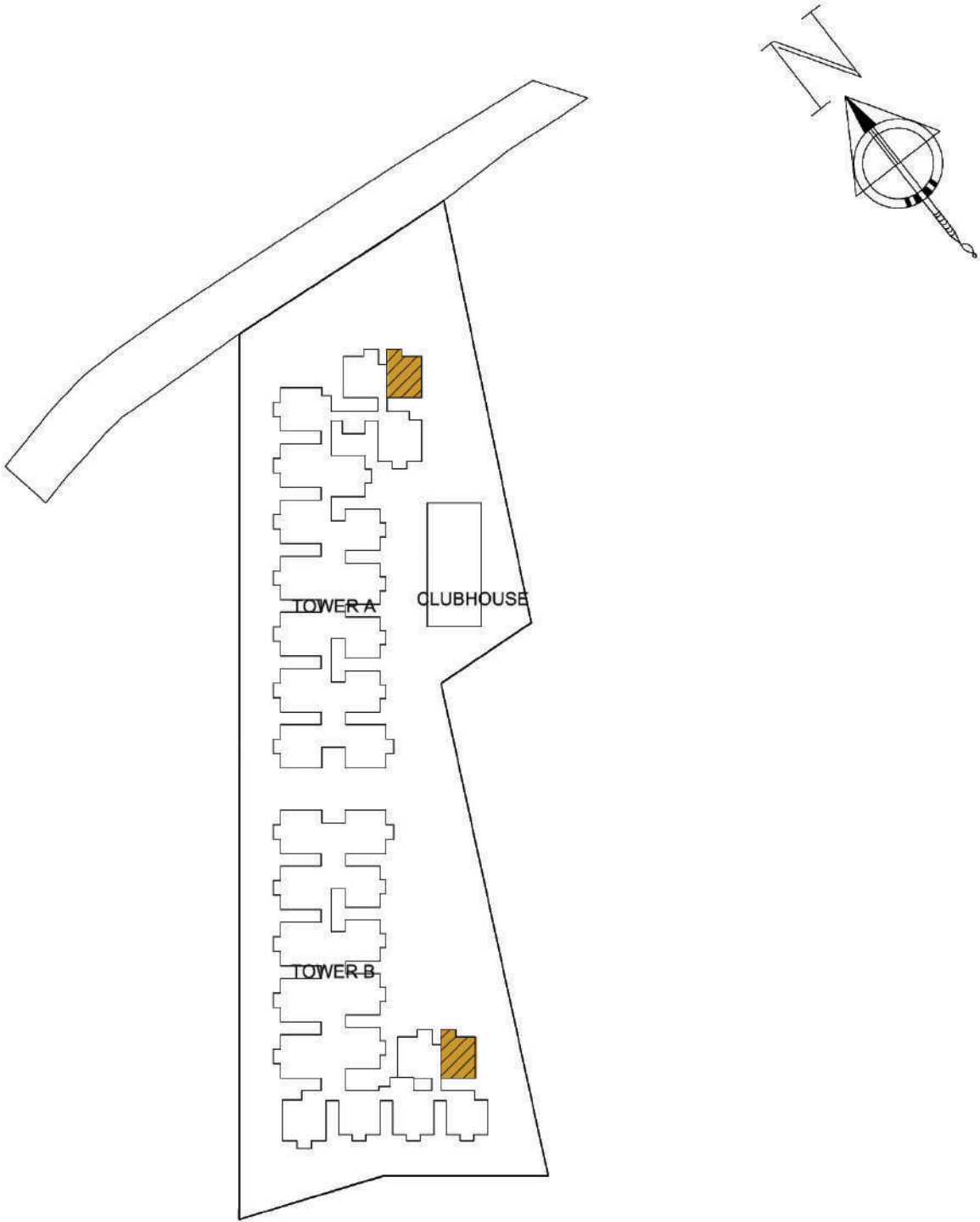
UNIT PLANS

| | | |
|----------------------|------|-----------|
| EAST FACING_3B2T - C | AREA | 1335 SFT. |
|----------------------|------|-----------|



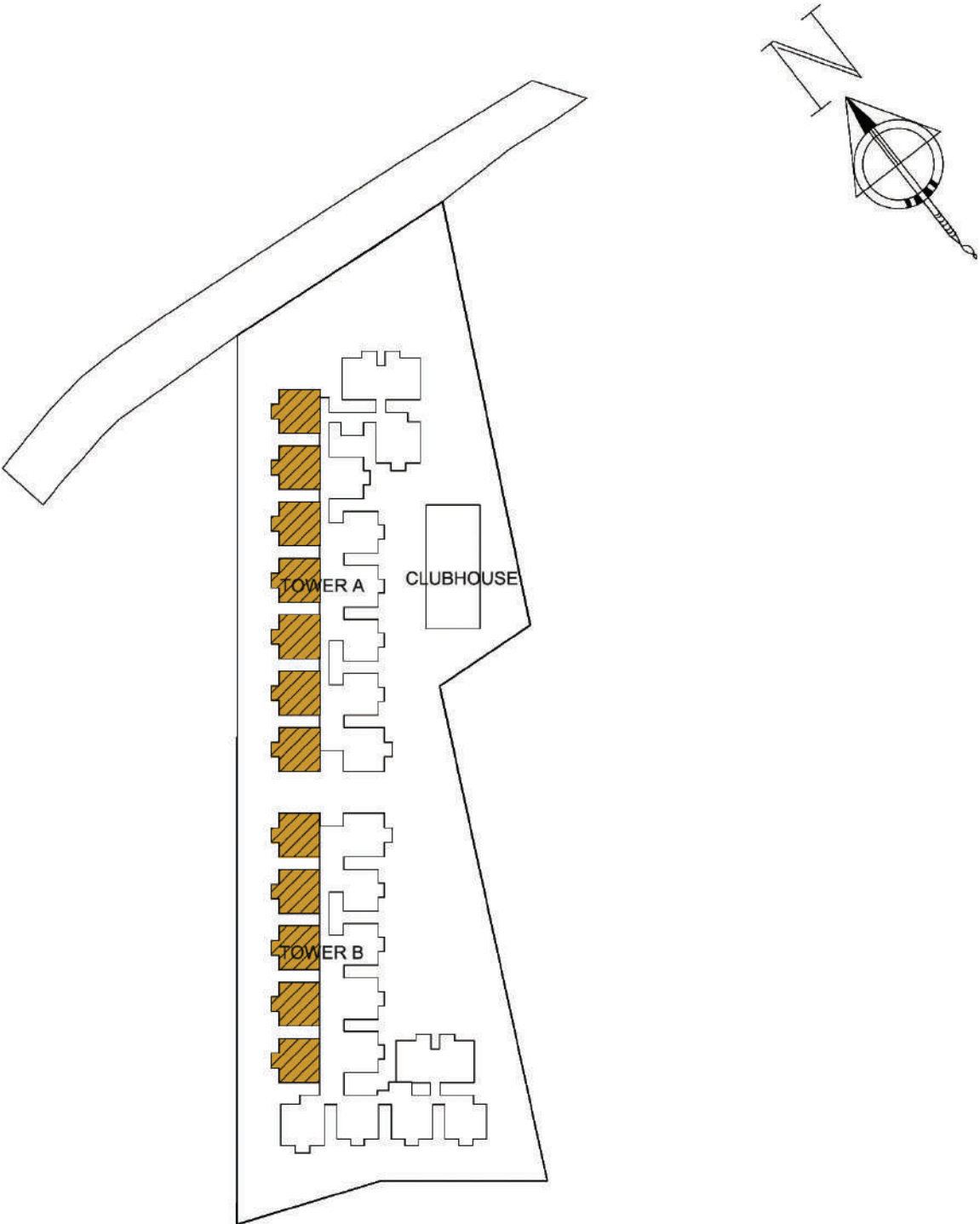
UNIT PLANS

| | | |
|----------------------|------|-----------|
| WEST FACING_3B2T - C | AREA | 1335 SFT. |
|----------------------|------|-----------|



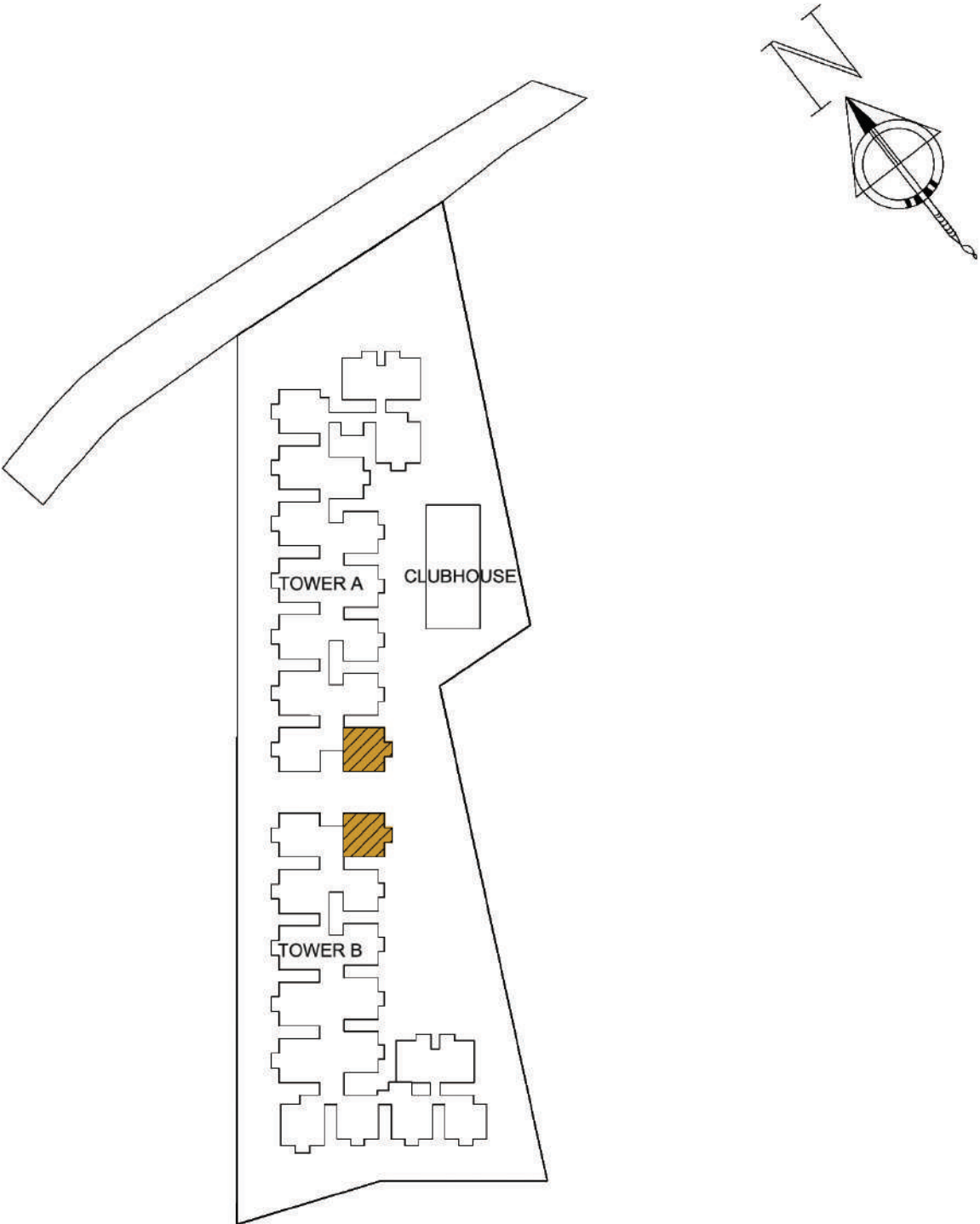
UNIT PLANS

| | | |
|------------------|------|-----------|
| EAST FACING_3B3T | AREA | 1649 SFT. |
|------------------|------|-----------|



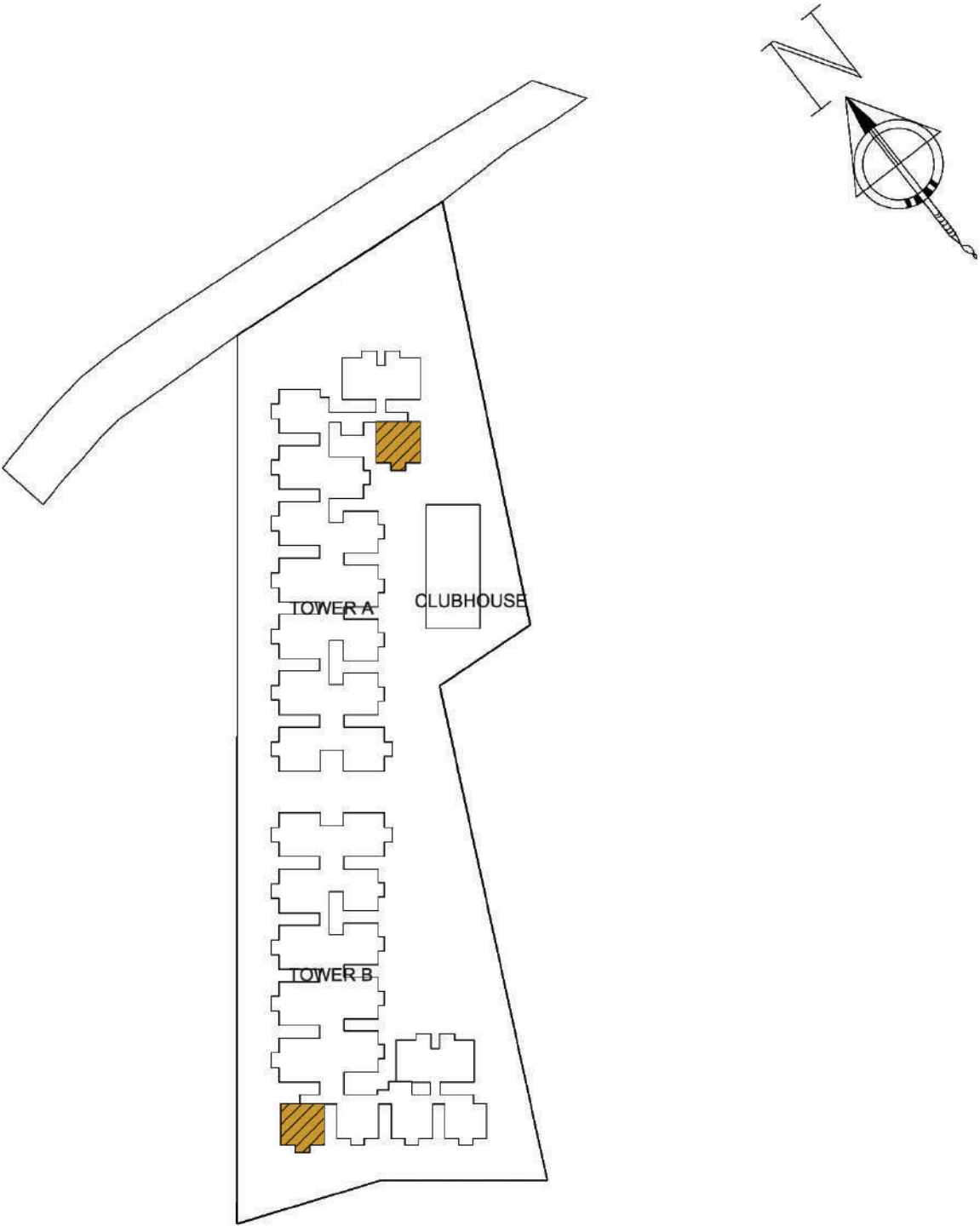
UNIT PLANS

| | | |
|------------------|------|-----------|
| WEST FACING_3B3T | AREA | 1649 SFT. |
|------------------|------|-----------|

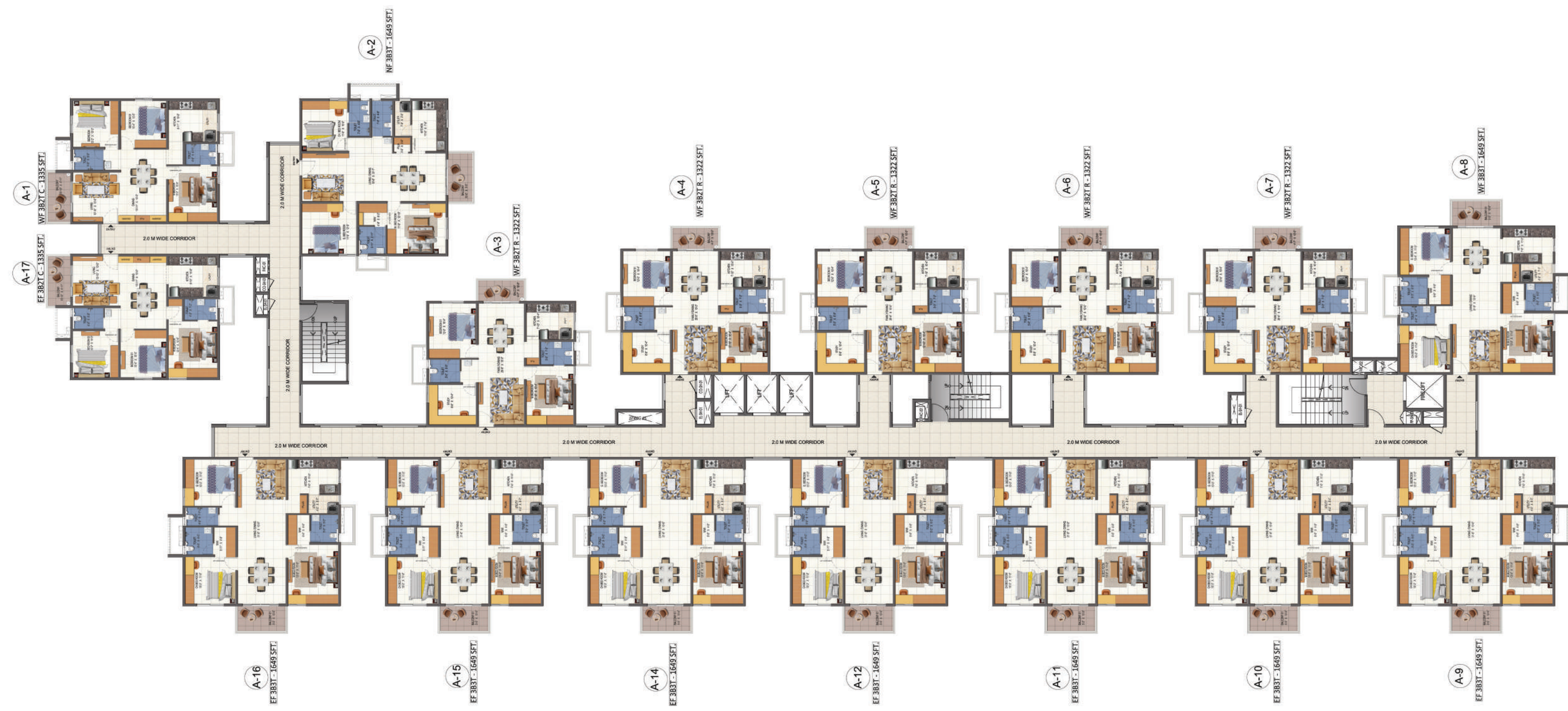


UNIT PLANS

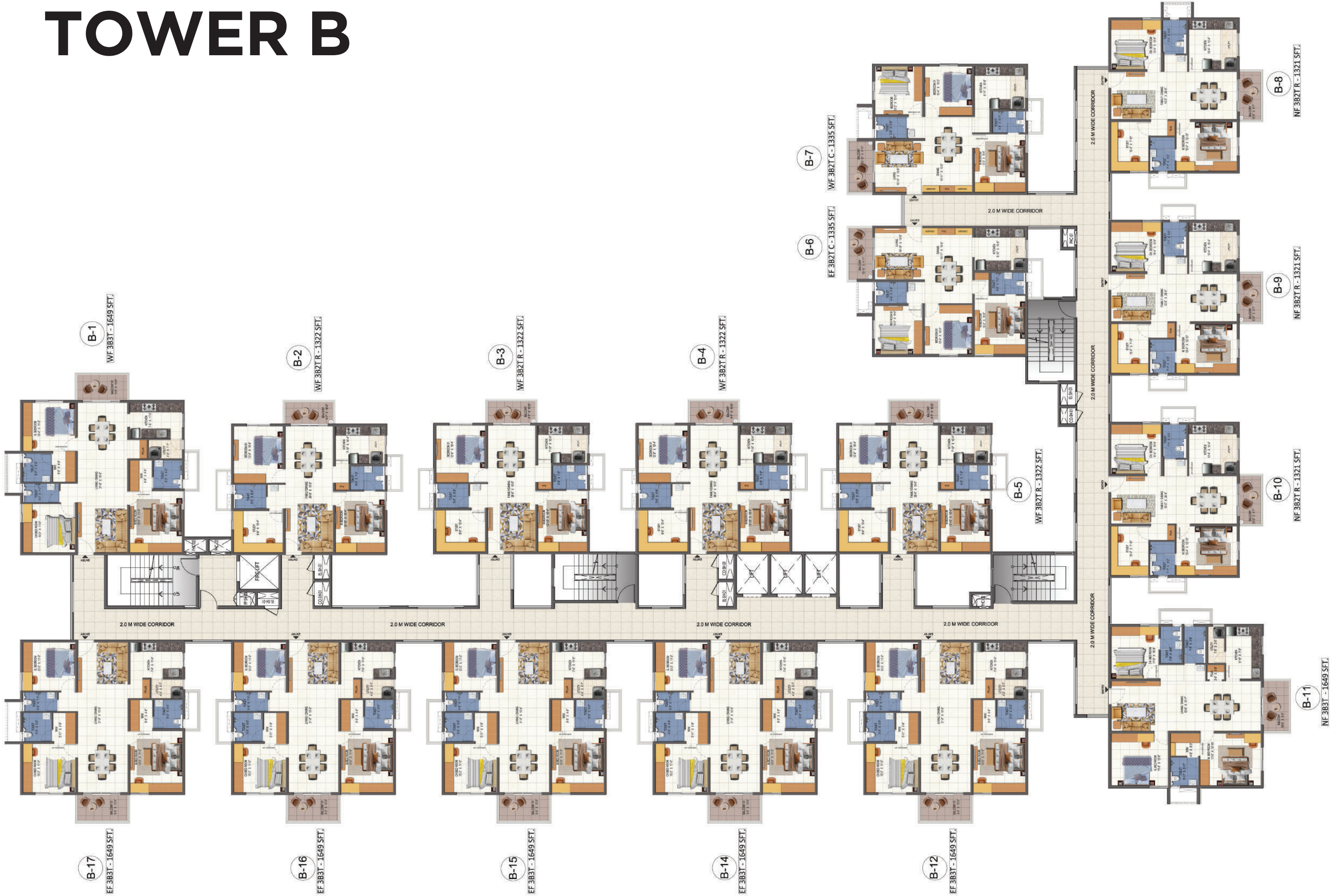
| | | |
|-------------------|------|-----------|
| NORTH FACING_3B3T | AREA | 1649 SFT. |
|-------------------|------|-----------|



TOWER A



TOWER B



TECHNICAL SPECIFICATION



Structure

- RCC shear wall construction with Mivan Technology
- Steel: TMT Fe 550 Grade
- Cement: OPC 53 Grade



Living Room

- Main Door : 2100 mm high, engineered wood door frame and flush shutter with both sides laminated and branded hardware
- Windows : UPVC windows with toughened glass and partial in-built grills with provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800 mm)
- Paint : Premium acrylic emulsion paint
- Electrical : Premium modular switches, TV & telephone points, AC point provision



Bedrooms

- Door : 2100 mm high, engineered wood door frame and flush shutter with both sides laminated and branded hardware
- Windows : UPVC windows with toughened performance glass and partial in-built grills with provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800 mm)
- Paint : Premium acrylic emulsion paint
- Electrical : Premium modular switches, AC point in all bedrooms



Kitchen

- Windows : UPVC windows with toughened performance glass
- Flooring : Vitrified tile flooring (800 x 800 mm)
- Paint : Premium emulsion paint
- Electrical : Premium modular switches
- Sink : Stainless steel sinks
- Platform : Granite platform for kitchen counters
- Dado : 2 ft high wall dado above platform

Utility

- Dado : 3 ft high ceramic tile
- Others : Bibcock and provision for washing machine



Bathrooms

- Door : 2100 mm high engineered wood door frame and flush shutter with laminated finish
- Ventilators : UPVC ventilators with pinhead glass
- Flooring : Anti-skid ceramic tiles

- Wall dado : Glazed tiles up to false ceiling
- Electrical : Premium modular switches
- Sanitaryware : Grohe / American Standard / Jaquar or equivalent branded water closets & wash basins
- CP Fittings : Grohe / American Standard / Jaquar or equivalent branded CP fittings



Balcony

- Door : UPVC French doors - Sliding shutters with toughened performance glass
- Flooring : Anti-skid ceramic tiles
- Railing : Laminated glass railing



Corridor & Lift Lobby

- Flooring : Vitrified / antiskid ceramic flooring
- Wall paint : Premium acrylic emulsion paint
- Lifts :
 - Passenger Lifts : Variable voltage and variable frequency, high speed lift with automatic rescue device from Johnson / TK / KONE/ Schindler or equivalent make
 - Fire Lifts / Service Lifts : One number of variable voltage and variable frequency, high speed lifts with automatic rescue device of Johnson / Schindler or equivalent make



POWER SUPPLY (RAW)

- 2 BHK : 3 KW
- 3 BHK : 4 KW
- 4 BHK : 6 KW

POWER SUPPLY (BACKUP)

- Backup inside flat : 1 KVA (except geyser, AC & 15 A socket)
- Common area : 100% DG backup for common areas & lifts



Security

- CCTV surveillance in main entry and exit and all strategic locations
- Boom barriers at the entry gateway for regulating access

20,000+ SFT. CLUBHOUSE

(INCL. CLUB TERRACE) IN PHASE 1

- Co-Working Spaces
- Super Market / Grocery
- Gym
- Indoor Board Games
- Table Tennis
- Air Hockey
- Yoga / Meditation / Aerobics
- Banquet Hall
- Swimming Pool
- Party & BBQ Area
- Association Room / Office Room



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TS RERA NO : P02200008688

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