

ROF
Atulyas
Incredible Nature Living
SECTOR-93, GURUGRAM

LIVE IN THE NATURE



WALK IN.
BREATH IN.
LIVE IN.



**LIVE IN
THE
NATURE**

- 1 KIDS PLAY AREA
- 2 JOGGING PARK
- 3 GARDEN GAZEBO
- 4 CENTRAL LAWN
- 5 DROP OFF FOR TOWER
- 6 COMMUNITY HALL & CRECHE
- 7 CELEBRATION LAWN
- 8 SEATING AREA FOR ELDERLY
- 9 YOGA & MEDITATION
- 10 OUTDOOR GYM
- 11 SKATING AREA
- 12 GREEN BELT
- 13 RESIDENTIAL ENTRY
- 14 EXIT



SITE PLAN

GREEN FEATURES

IGBC GREEN GOLD RATED PROJECT

<p>WATER CONSERVATION</p> <p>Benefits</p> <ul style="list-style-type: none"> • Use of Recycled water thus reducing the potable water demand. • Reduction in house hold water bills. • Water efficient Management system 	<p>RAIN WATER HARVESTING</p> <p>Benefits</p> <ul style="list-style-type: none"> • Prevents flooding and soil erosion. • Rain-water harvesting system designed to address peak rainfall event. 	<p>ENVIRONMENTAL FRIENDLY MATERIALS</p> <p>Use of construction materials with high recycled content</p>
<p>USE OF LOW VOC EXTERNAL AND INTERIOR PAINTS</p> <p>Benefits</p> <ul style="list-style-type: none"> • Reduce adverse health impact on building occupants. 	<p>CP FITTINGS</p> <p>Benefits</p> <ul style="list-style-type: none"> • Low flow fixtures for water savings 	<p>ENERGY EFFICIENCY</p> <p>Benefits</p> <ul style="list-style-type: none"> • Use of LED Fixtures in common areas • Reduce Energy Bills
<p>ONSITE SOLAR POWER GENERATION</p> <p>Benefits</p> <ul style="list-style-type: none"> • Generating electricity by solar panels for lighting the common areas thus resulting in saving energy. 	<p>PASSIVE ARCHITECTURE</p> <p>Benefits</p> <ul style="list-style-type: none"> • Shading devices/sunshades for the Building openings to cut the summer heat gain and allowing the winter sun in. • Green cover for the visual and the thermal comfort. • Improved biodiversity with selection of native plant species in landscaping • Adequate Fresh air ventilation for enhancing the Indoor air quality. 	<p>SOLID WASTE MANAGEMNT</p> <p>Benefits</p> <ul style="list-style-type: none"> • Segregation of waste into dry and wet waste and conversion to manure for landscaping needs. • Reduces the burden on landfills • Improves hygiene.

YOGA AREA	MEDITATION AREA	AMENITIES		GAZEBOS IN CENTRAL PARK	BADMINTON COURT
CYCLE TRACK	BASKETBALL COURT	SKATING RING	PLAY AREA FOR CHILDREN	JOGGING TRACKS	SITTING AREAS FOR ELDER
ARRIVAL/DROP OFF COURT	SAND PIT	WASTE MANAGEMENT	LUSH GREEN PARK	VISITOR PARKING	2 DEDICATED LIFTS IN EACH TOWER
SHOP FOR DAILY NEEDS	FIRE EXTINGUISHER	FIRST-AID FACILITY	24 X 7 CCTV SURVEILLANCE	COMMUNITY CENTRE	GATED COMPLEX
CENTRAL PARK	ATM FACILITY WITH IN THE COMPLEX	WELL VENTILATED APARTMENTS	ABUNDANT NATURAL LIGHT	FLOWER BEDS	AMPLE LIGHTING FOR ELDER
SUNRISE POINT	OPEN GYM	SKIPPING AREA	HIGH SPEED ELEVATOR	CRECHE	SWING FOR KIDS
KITE FLYING CORNER	OPEN AREA SITTING	HIGH QUALITY FINISHES & FITTING	HIGH QUALITY DOORS & WINDOWS	DESIGNER TILES IN APPARTMENTS	EARTHQUAKE RESISTANCE RCC FRAMED STRUCTURE
DISABLED FRIENDLY ENTRANCE	IN-HOUSE PLUMBER	GARDEN PAVILLION	TENNIS COURT	24 X 7 SECURITY GUARD	LAWN FOR SOCIAL GATHERING
IN-HOUSE ELECTRICIAN	REFLEXOLOGY PARK	INDOOR GAMES	COFFEE SHOP WITH IN THE COMPLEX	TODDLER'S AREA	MEDICAL SHOP WITH IN THE COMPLEX



MAP NOT TO SCALE

WELCOME TO 
THE LIFE





DROP POINT

ARTISTIC IMAGE

INCREDIBLE NATURE LIVING



ARTISTIC IMAGE



PODIUM VIEW

ARTISTIC IMAGE

3BHK UNIT TYPE-1

CARPET AREA = 59.75SQMT OR 643.14 SFT

BALCONY AREA = 13.81 SQMT OR 148.65 SFT



- | | |
|---------------|------------------------------|
| 1. LIVING | 11'-5" X 12'-2" = 140.30 SFT |
| 2. KITCHEN | 9'-7" X 6'-2" = 60.14 SFT |
| 3. LOBBY | 6'-9" X 6'-6" = 45.54 SFT |
| 4. TOILET-2 | 5'-10" X 4'-7" = 23.97 SFT |
| 5. BEDROOM-3 | 10'-0" X 10'-0" = 100 SFT |
| 6. BEDROOM-2 | 10'-0" X 11'-0" = 110 SFT |
| 7. BEDROOM-1 | 10'-0" X 10'-2" = 102 SFT |
| 8. TOILET-2 | 6'-8" X 4'-7" = 31.96 SFT |
| 9. BALCONY | 44.35 SFT |
| 10. BALCONY | 104.29 SFT |
| 11. CORRIDOR | 18.38 SFT |
| 12. VESTIBULE | 10.81 SFT |

ENTRY

2 BHK + S.ROOM UNIT TYPE-2 / TYPE-3

CARPET AREA = 59.59 SQMT OR 641.42 SFT

BALCONY AREA = 11.45 SQMT OR 123.24 SFT



2BHK UNIT TYPE-1

CARPET AREA = 46.69 SQMT OR 502.57 SFT

BALCONY AREA = 15.94 SQMT OR 171.57 SFT



- | | |
|--------------|------------------------------|
| 1. LIVING | 11'-6" X 10'-9" = 126.44 SFT |
| 2. KITCHEN | 9'-8" X 6'-2" = 60.76 SFT |
| 3. TOILET-2 | 6'-0" X 4'-7" = 28.20 SFT |
| 4. BEDROOM-2 | 10'-0" X 10'-4" = 104 SFT |
| 5. BEDROOM-1 | 10'-0" X 10'-7" = 107 SFT |
| 6. TOILET-1 | 4'-7" X 6'-0" = 28.20 SFT |
| 7. BALCONY | 171.57 SFT |
| 8. CORRIDOR | 12.28 SFT |
| 9. VESTIBULE | 35.69 SFT |

ENTRY

2BHK UNIT TYPE-2

CARPET AREA = 43.53 SQMT OR 468.55 SFT

BALCONY AREA = 14.40 SQMT OR 155 SFT



- | | |
|--------------|-----------------------------|
| 1. LIVING | 7'-9" X 10'-0" = 79 SFT |
| 2. KITCHEN | 6'-3" X 9'-8" = 61.74 SFT |
| 3. TOILET-2 | 4'-3" X 6'-9" = 43.86 S FT |
| 4. BEDROOM-2 | 10'-0" X 10'-2" = 102 SFT |
| 5. BALCONY | 126.88 SFT |
| 6. BEDROOM-1 | 11'-6" X 9'-9" = 114.84 SFT |
| 7. TOILET-1 | 5'-0" X 6'-3" = 31.50 SFT |
| 8. BALCONY | 28.12 SFT |
| 9. VESTIBULE | 35.61 SFT |

COST SHEET

Category (Type)	CARPET AREA SQ.FT. (Approx)	BALCONY AREA/TERRACE AREA SQ.FT.(Approx)	Total Price (Excluding Tax)	Booking Amount (5%)
3BHK UNIT TYPE-1	643.14	148.65	2622560	131128
2BHK+S. ROOM UNIT-TYPE-2/ TYPE-3	641.42	123.24	2615680	130784
2BHK UNIT TYPE-1	502.57	171.57	2060280	103014
2BHK UNIT TYPE-2	468.55	155.00	1924200	96210

Fitness Center

Salon Spa

ARTISTIC IMAGE

KIDS PLAY AREA



ARTISTIC IMAGE

CLOSER
TO
NATURE



ARTISTIC IMAGE



ROF

REALTY . OPPORTUNITY . FUTURE