

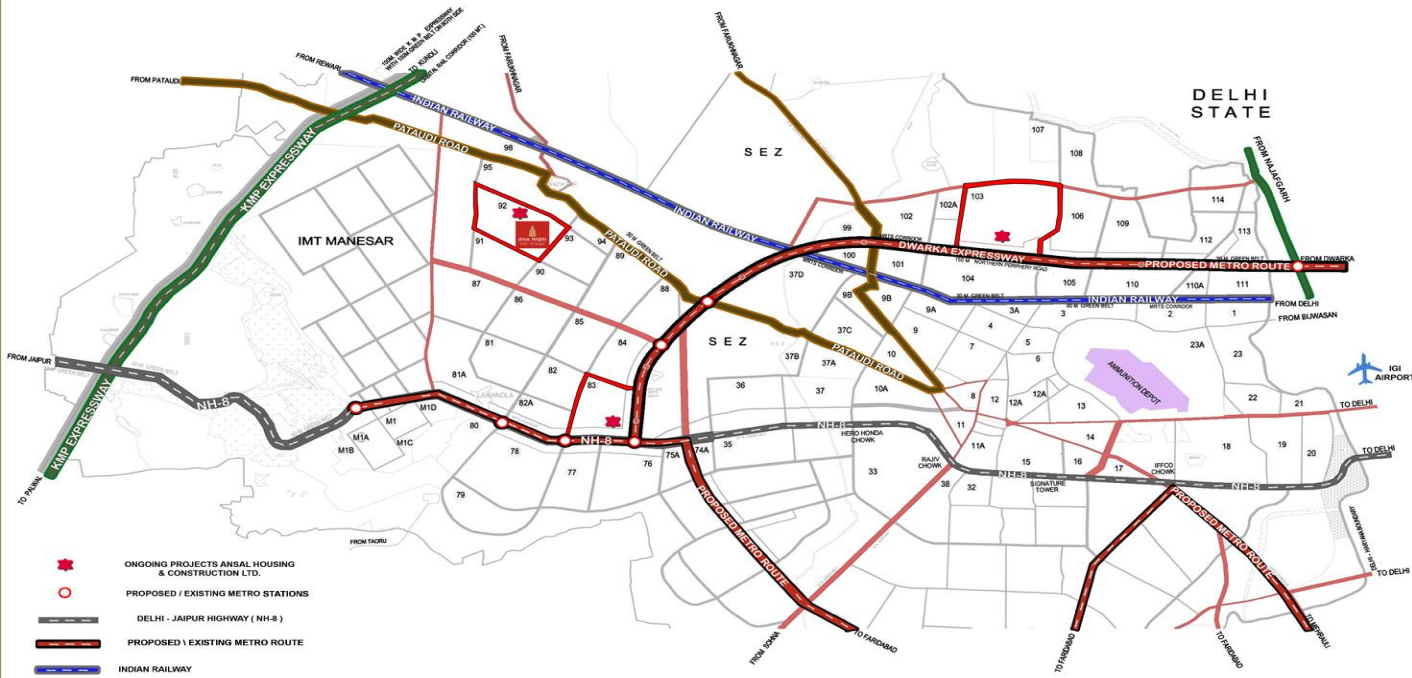
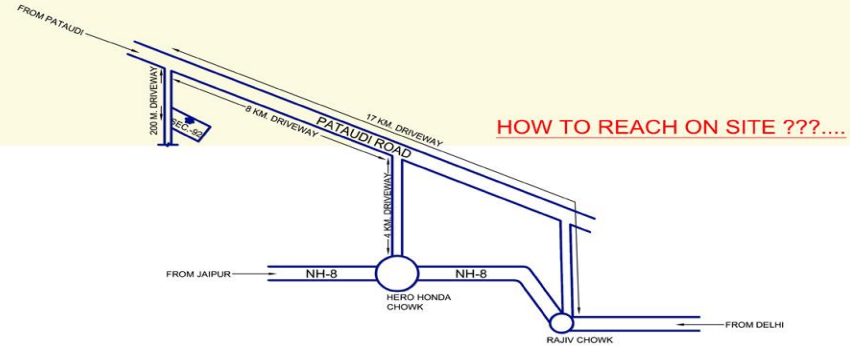


# ansal Heights

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Sector - 92, Gurgaon

# Location map



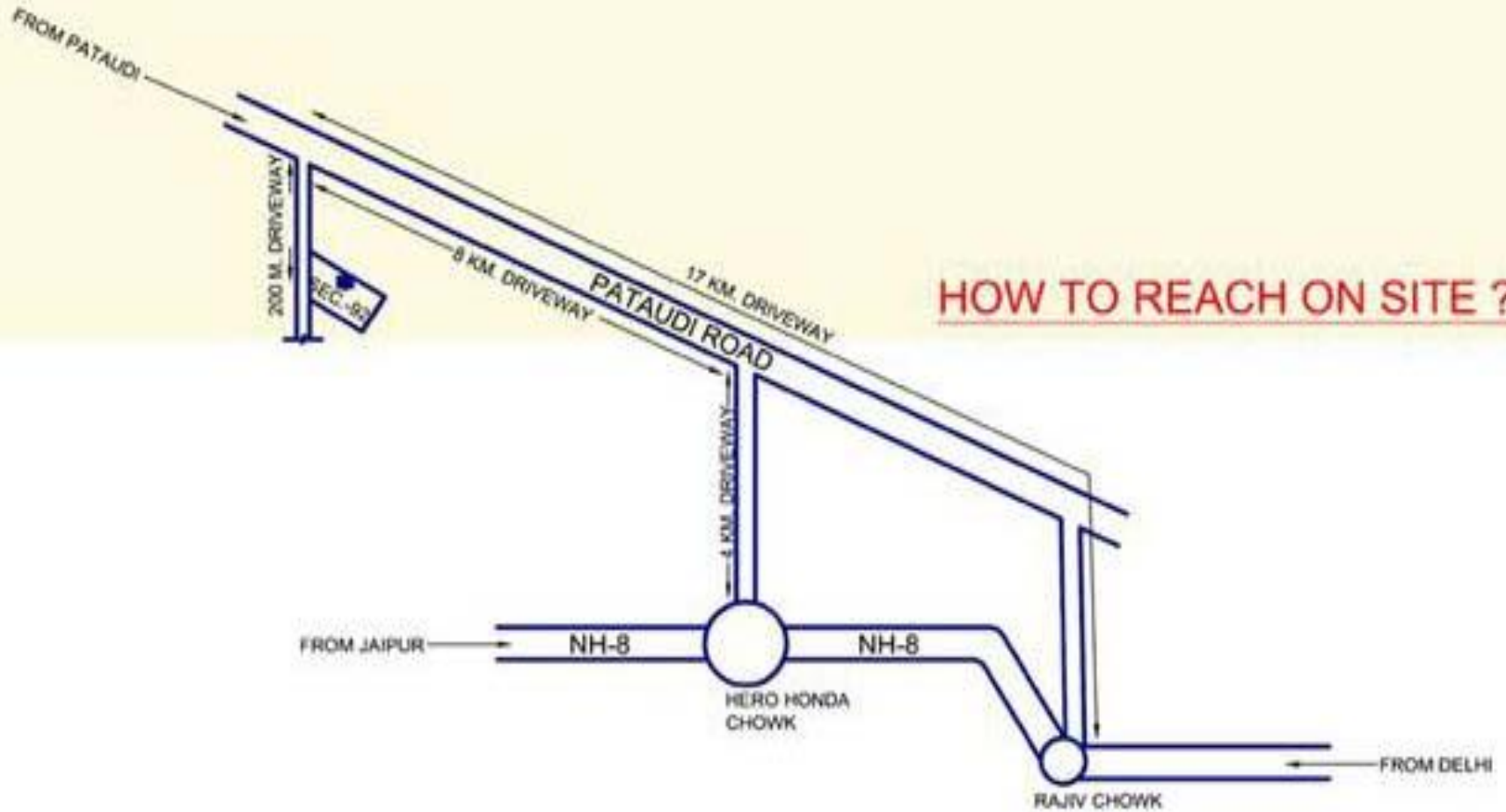
- ONGOING PROJECTS ANSAL HOUSING & CONSTRUCTION LTD.
- PROPOSED / EXISTING METRO STATIONS
- DELHI - JAIPUR HIGHWAY (NH-8)
- PROPOSED / EXISTING METRO ROUTE
- INDIAN RAILWAY

**LOCATION MAP**  
NOT TO SCALE

Approx. Distance from ANSALS HEIGHT

|                             |                  |
|-----------------------------|------------------|
| Delhi international Airport | -Approx. 30 min. |
| Proposed Metro Station      | -Approx. 10 min. |
| Dwarka Expressway           | -Approx. 5 min.  |
| KMP Global Corridor         | -Approx. 10 min. |
| NH-8                        | -Approx. 15 min. |
| Reliance SEZ                | -Approx. 5 min.  |
| IMT Manesar                 | -Approx. 5 min.  |

# location map



HOW TO REACH ON SITE ???....



## Connectivity Details

1. 4 K.Ms from National Highway – 8
2. 5 K.Ms from Kundli Manesar Palwal (KMP) Express way .
3. 3.5 K.Ms from IMT Manesar.
4. Exactly Located on Dwarka Express way.
5. 22 K.Ms from IGAI
6. Connectivity from 3 sides with the upcoming metro stations



## Manesar /Gurgaon

**IMT –Manesar –A 1750 acre ultra modern integrated industrial park, is just 3.5 kms from Ansal Heights.**

**It is a preferred destination to the blue chip companies of Corporate world like Maruti , Honda ,Denso Munjal Showa, Nippon , Baxter, Mitsubishi, Stanley , Toyota Kirloskar and others. With these industrial units employing thousands of employees there is ample opportunities for residential sector.**

**Gurgaon as of 2001 census has more than 6,00,000 population with literacy rate as high as 73% and is an abode for all leading MNCs of the world . The Gurgaon catchment of Ansal Heights is in the vicinity of 7-8 kms.**



***PROJECT  
ELEVATION***

**BUILDING  
ELEVATION**



# SITE PLAN



- 1. ENTRY
- 2. EXIT
- 3. DROP OFF
- 4. 3BHK + SQ TOWER (S+13)
- 5. 3BHK TOWER (S+13)
- 6. 3BHK + 2T TOWER (S+13)
- 7. 2BHK TOWER (S+13)
- 8. VILLAS
- 9. KIDS PLAY AREA
- 10. PARK
- 11. WATER BODY
- 12. GRAND PLAZA
- 13. FOREST
- 14. JOGGING TRACK
- 15. CETERAL GREEN
- 16. CLUB
- 17. COMMERCIAL
- 18. EWS
- 19. RAMP FOR BASEMENT
- 20. PARKING
- 21. TENNIS COURT
- 22. BADMINTION COURT
- 23. SWIMMING POOL
- 24. NURSERY SCHOOL





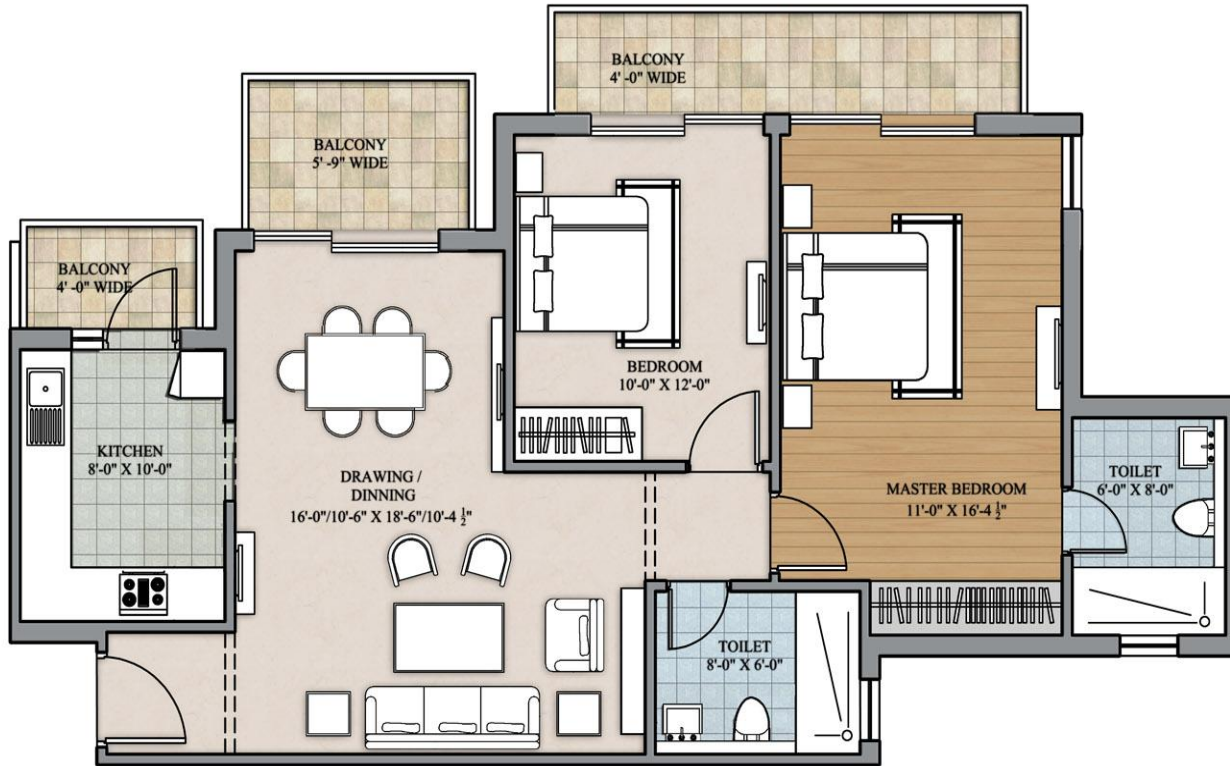


| ROOM SIZES IN FEET FOR<br>2B+2T_BLOCK |                |                |
|---------------------------------------|----------------|----------------|
| S.NO.                                 | ROOM NAME      | ROOM SIZE      |
| A                                     | MASTER BEDROOM | 11'-0"X 16'-6" |
| B                                     | BED ROOM-01    | 10'-0"X 12'-0" |
| C                                     | DRAWING ROOM   | 16'-0"X 18'-6" |
| D                                     | DINING ROOM    | 10'-6"X 10'-6" |
| E                                     | KITCHEN        | 8'-0"X 10'-0"  |
| F                                     | TOILET-01      | 6'-0"X 8'-0"   |
| G                                     | TOILET-02      | 8'-0"X 6'-0"   |

2BHK + 2TOI

UNIT SALE AREA = 1320.00 SQ.FT

ANSAL HEIGHTS, SECTOR-92, GURGAON





| ROOM SIZES IN FEET FOR<br>3B+2T_BLOCK |                |                |
|---------------------------------------|----------------|----------------|
| S.NO.                                 | ROOM NAME      | ROOM SIZE      |
| A                                     | MASTER BEDROOM | 14'-0"X 12'-0" |
| B                                     | BED ROOM-01    | 10'-0"X 12'-0" |
| C                                     | BED ROOM-02    | 10'-0"X 12'-0" |
| D                                     | DINING ROOM    | 10'-6"X 12'-0" |
| E                                     | DRAWING ROOM   | 14'-6"X 12'-0" |
| F                                     | KITCHEN        | 8'-0"X 10'-0"  |
| G                                     | TOILET-01      | 6'-0"X 8'-0"   |
| H                                     | TOILET-02      | 6'-0"X 8'-0"   |

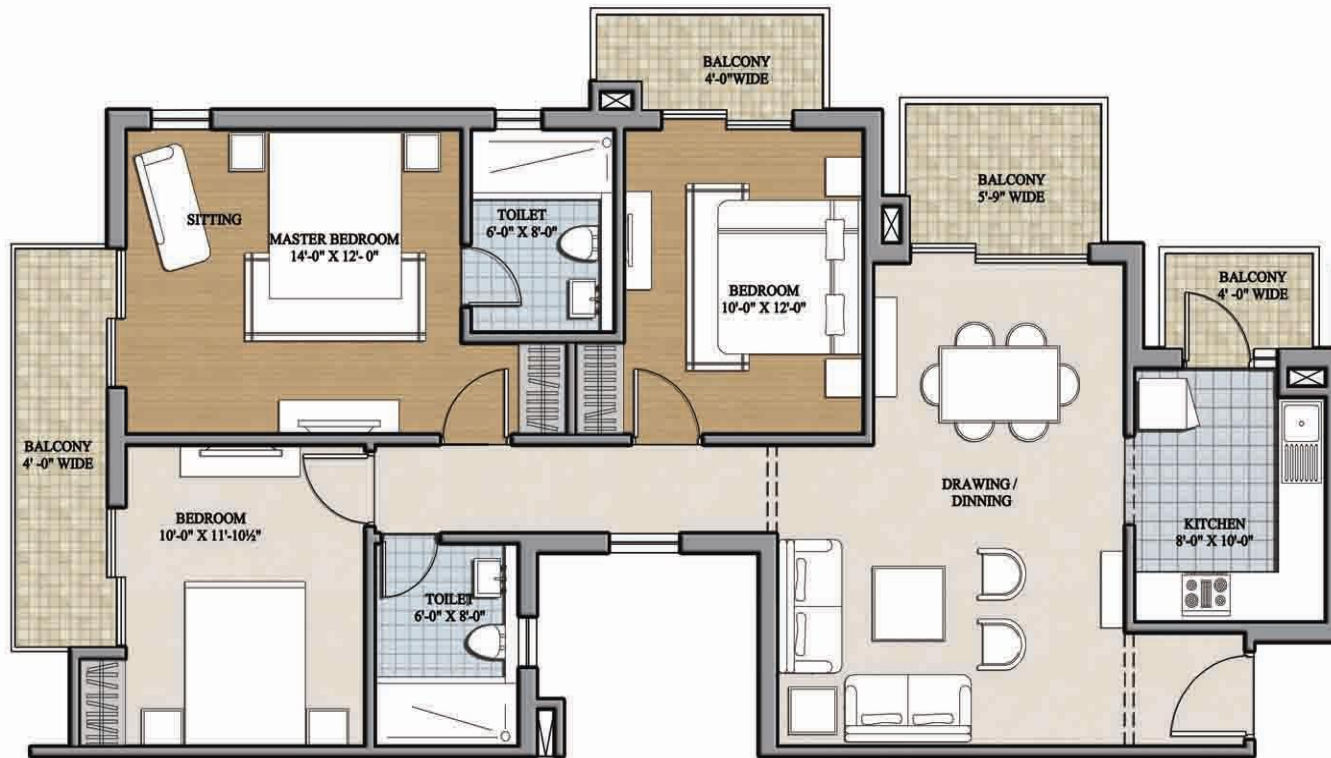
3BHK + 2TOI

UNIT SALE AREA = 1565.00 SQ.FT

ANSAL HEIGHTS, SECTOR-92, GURGAON



**3BHK+2TOILET**  
**UNIT SALE AREA=1565.00 SQ.FT.**





| ROOM SIZES IN FEETS FOR 3B+3T_BLOCK |                |                |
|-------------------------------------|----------------|----------------|
| S.NO.                               | ROOM NAME      | ROOM SIZE      |
| A                                   | MASTER BEDROOM | 11'-6"X 16'-0" |
| B                                   | BED ROOM-01    | 10'-0"X 12'-0" |
| C                                   | BED ROOM-02    | 10'-0"X 12'-0" |
| D                                   | DINING ROOM    | 12'-0"X 12'-0" |
| E                                   | DRAWING ROOM   | 16'-0"X 19'-0" |
| F                                   | KITCHEN        | 8'-0"X 14'-0"  |
| G                                   | TOILET-01      | 8'-0"X 6'-0"   |
| H                                   | TOILET-02      | 8'-0"X 6'-0"   |
| I                                   | TOILET-03      | 5'-6"X 8'-0"   |

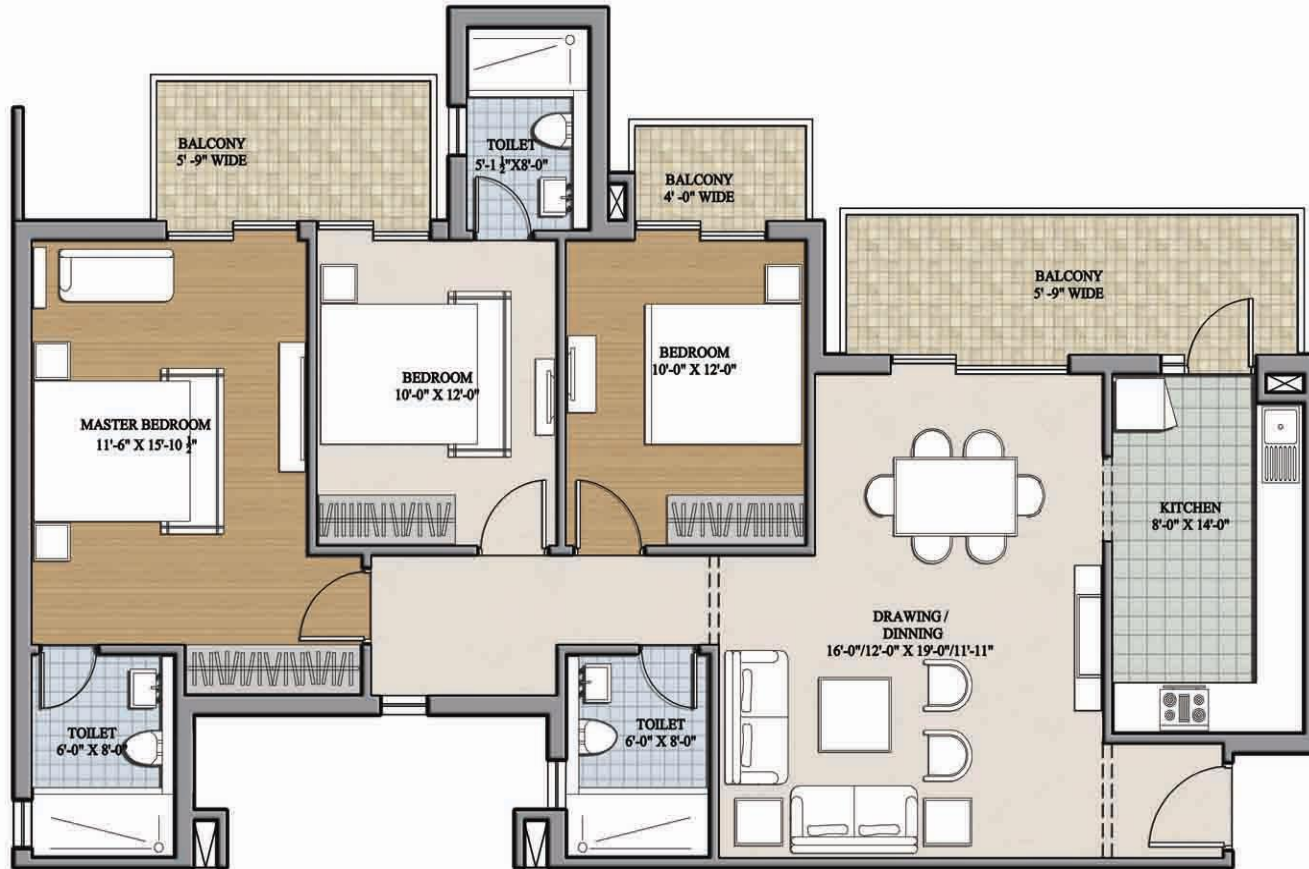
3BHK + 3TOI

UNIT SALE AREA = 1770.00 SQ.FT

ANSAL HEIGHTS, SECTOR-92, GURGAON

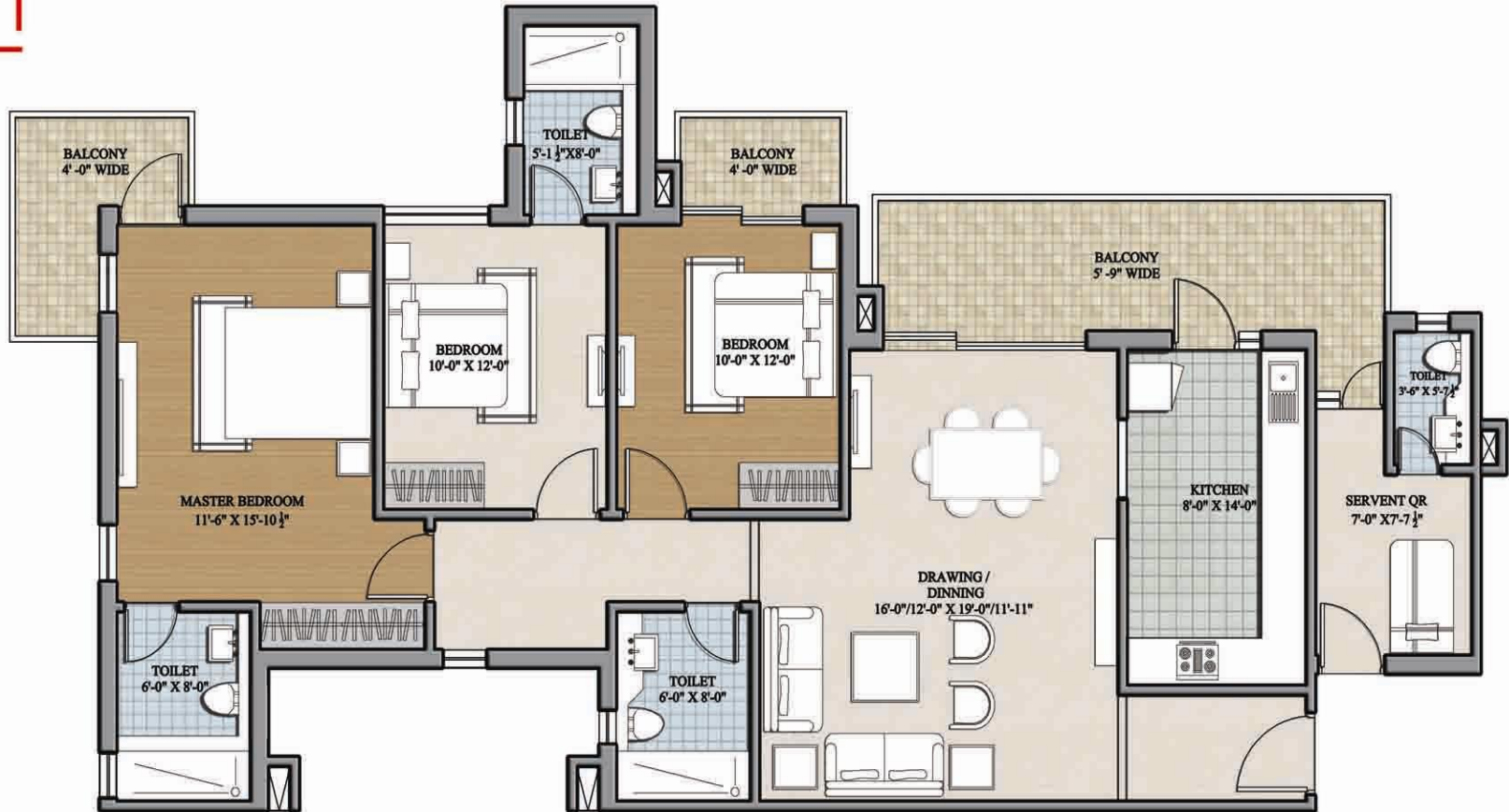


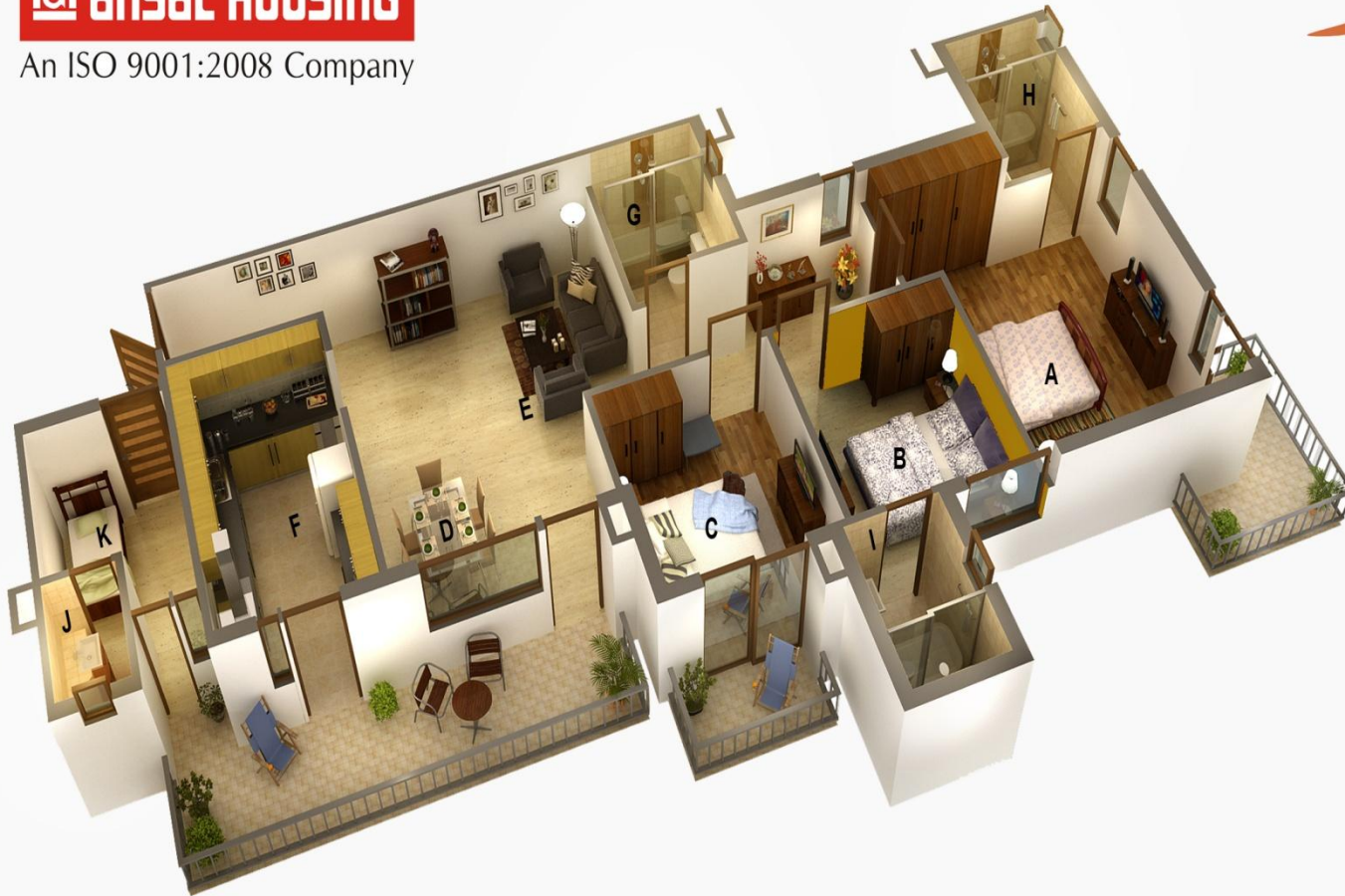
**3BHK+3TOILET**  
**UNIT SALE AREA=1770.00 SQ.FT.**





**3BHK+3TOILET + SERVANT ROOM**  
**UNIT SALE AREA=1935.00 SQ.FT.**





| ROOM SIZES IN FEETS FOR<br>3B+3T+SQ_BLOCK |                |                 |
|---|----------------|-----------------|
| S.NO.                                     | ROOM NAME      | ROOM SIZE       |
| A   | MASTER BEDROOM | 11'-6" X 16'-0" |
| B   | BED ROOM-01    | 10'-0" X 12'-0" |
| C   | BED ROOM-02    | 10'-0" X 12'-0" |
| D   | DINING ROOM    | 12'-0" X 12'-0" |
| E   | DRAWING ROOM   | 16'-0" X 19'-0" |
| F   | KITCHEN        | 8'-0" X 14'-0"  |
| G   | TOILET-01      | 8'-0" X 6'-0"   |
| H   | TOILET-02      | 8'-0" X 6'-0"   |
| I   | TOILET-03      | 5'-6" X 8'-0"   |
| J   | TOILET-SQ      | 4'-0" X 5'-8"   |
| K   | SERVANT ROOM   | 7'-0" X 7'-3"   |

3BHK +3TOI +SQ

UNIT SALE AREA = 1935.00 SQ.FT

ANSAL HEIGHTS, SECTOR-92, GURGAON



# Price list

|   |                           |                       |
|---|---------------------------|-----------------------|
| <b>Basic Sale Price for</b>                 | <b>2BHK + 2 T</b>         | <b>As Applicable</b>  |
| <b>Basic Sale Price for</b>                 | <b>3 BHK (all 3types)</b> | <b>As Applicable</b>  |
| <b>External Development Charges</b>         |                           | <b>Rs. 271 P.S.Ft</b> |
| <b>Infrastructure Development Charges</b>   |                           | <b>Rs. 32 P.S.Ft</b>  |
| <b>External Electrification Charges</b>     |                           | <b>As Applicable</b>  |
| <b>Fire Fighting Charges</b>                |                           | <b>As Applicable</b>  |
| <b><u>Preferential Location Charges</u></b> |                           |                       |
| <b>For First Floor</b>                      |                           | <b>Rs 100/-</b>       |
| <b>For Second &amp; Third Floor</b>         |                           | <b>Rs 50/-</b>        |
| <b>Park Facing</b>                          |                           | <b>Rs 50/-</b>        |
| <b>Corner Unit</b>                          |                           | <b>Rs 50/-</b>        |
| <b>Corner cum Park Facing</b>               |                           | <b>Rs 80/-</b>        |
| <b>Power back up charges</b>                | <b>As Applicable</b>      |                       |
| <b>Car Parking ( Covered)</b>               | <b>3 Lacs</b>             |                       |
| <b>Car Parking ( Open) If Any</b>           | <b>1.5 Lacs</b>           |                       |
| <b>Club Membership</b>                      | <b>Rs. 75,000</b>         |                       |
| <b>IFMS</b>                                 | <b>Rs. 75 per Sq. Ft</b>  |                       |



**....contd.**

**ACCOMMODATION TYPE: 2 BHK & 3 BHK IN DIFFERENT CONFIGURATION**

**Bedroom, Drawing, Dining, Kitchen, Toilet & Balcony**

**AREAS (tentative):**

**2 BHK + 2 T-1320 sq ft**

**3BHK +2 T- 1565 sq ft ,  
3 BHK +3 T- 1770 sq ft**

**3 BHK +3 T+ SQ- 1935 sqft**

**NOTE:**

**The terms & conditions of sale would be as per Standard Application Form and Apartment Buyers Agreement/Allotment Letter.**

**Mandatory Car Parking Charges, Mandatory Club Membership Fees, Service Tax, other Govt**

**levies/taxes, stamp duty, sale deed registration charges, Interest free maintenance security deposit, common**

**maintenance etc shall be charged in addition to above charges as per the terms of standard Apartment Buyers Agreement/**

**Cheques/Bank draft to be issued in favour of "Ansal Housing & Construction Ltd" and made payable at Gurgaon/ new**

# Payment plan

## CONSTRUCTION LINK PLAN

|   |       |                               |
|---|-------|-------------------------------|
| At the time of Booking  | 15%   |                               |
| On or before 45 days from the date of booking                     | 10 %  |                               |
| On or before 75 days from the date of booking                     | 10 %  |                               |
| ON Commencement of Construction                                   | 5 %   |                               |
| ON Commencement of Basement Roof Slab                             | 5 %   | + 50% of EDC/IDC              |
| ON Commencement of Stilt Floor Roof Slab                          | 5 %   | + 50% of EDC/IDC              |
| ON Commencement of 1st Floor Roof Slab                            | 5 %   | + 100% of Car Parking         |
| ON Commencement of 3rd Floor Roof Slab                            | 5 %   | + 50% of PLC                  |
| ON Commencement of 5th Floor Roof Slab                            | 5 %   | + 50% of PLC                  |
| ON Commencement of 7th Floor Roof Slab                            | 5 %   |                               |
| ON Commencement of 9th Floor Roof Slab                            | 5 %   | + 50% of Club Membership Fees |
| ON Commencement of 11th Floor Roof Slab                           | 5 %   | + 50% of Club Membership Fees |
| ON Completion of Brickwork of Floor on which the unit is allotted | 5 %   |                               |
| ON Commencement of Plaster  | 5 %   |                               |
| ON Commencement of Flooring                                       | 5 %   |                               |
| ON Offer of Possession along with other charges                   | 5 %   |                               |
|   | 100 % |                               |

# SPECIFICATIONS

## STRUCTURE

Earth Quake Resistant RCC Framed Structure with Brick Partition Walls

## FLOORING

- |   |   |
|---|---|
| ➤ Living/Dining                                   | Vitrified Tiles   |
| ➤ Bedrooms  | Vitrified Tiles   |
|   | Laminated Wooden Flooring in One                                |
| ➤ Toilets   | Antiskid ceramic tiles  |
| ➤ Kitchen   | Vitrified Tiles   |
| ➤ Verandah & Balcony                              | Antiskid ceramic tiles  |
| ➤ Common Staircase & Landing                      | Granite up to 1st Floor mid landing and Balance area Kota Stone |
| ➤ Main Lift Lobby & Common Passage at every floor | Designed flooring in Granite/Vitrified Tile                     |

## TOILET

- |                  |  |
|------------------|--|
| ➤ Dado           | Ceramic tiles dado up to door level (7'-0")              |
| ➤ WC             | EWC floor mounted off white shade with low level Cistern |
| ➤ Wash Basin     | White shade of standard make                             |
| ➤ Fittings       | CP Fittings of standard make                             |
| ➤ Other fixtures | Mirror over wash basin in all toilets Towel rail/ring    |
| ➤ Water supply   | Provision for Hot & Cold water supply                    |

# ...contd

## KITCHEN

- **Dado** **Ceramic tiles dado up to 2'-0" high above the working platform.**
- **Working top** **Granite Stone**
- **Sink** **Stainless steel sink with single bowl & drain board.**
- **Fittings** **CP Fittings of standard make**
- **Water supply** **Provision for Hot & Cold water supply**

## JOINERY

- **Door Frame** **Well seasoned Wooden door frames**
- **Door Shutters**
  - (A) **Main Door** **Flush Door with Veneer**
  - (B) **Bed Room/Kitchen/Toilet** **Flush Doors**
  - (C) **Mumty** **Flush Door painted**
- **Window frame & shutter** **UPVC/Aluminium**
- **Wardrobes** **Only niches shall be provided.**
- **Common Staircase handrail** **Designed handrail.**

...contd

## ELECTRICAL & PLUMBING

- Electrical work
- Plumbing work
- Lifts
- Genset
- Power Back Up
- Fire

Copper wiring in concealed PVC conduits, sufficient light and power points with designer modular switches. One telephone point In Drawing Room and each bed room. G.I., C .I/PVC SWR grade. Pipes of standard quality Provision for geyser points in all toilets. Provision for Aqua Guard point above counter. Modern elevators with genset back up and tastefully done up interior. Genset back up for essential services. 2 KVA – 2 BHK & 3 KVA – 3 BHK / 4 BHK Wet risers installed at every floor landing.

## INTERNAL FINISH

- Walls
- Ceiling

Oil Bound Distemper  
White Color Distemper

## EXTERNAL FINISH

- Textured Paint/Weather proof paint.

## ADDITIONAL FEATURES

- One TATA SKY Connection Only in Living Room
- Two Level Security System .

**Note :** All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.