

Aarohan

TECHNICAL BOOK
PHASE-1



आरोहण Aarohān

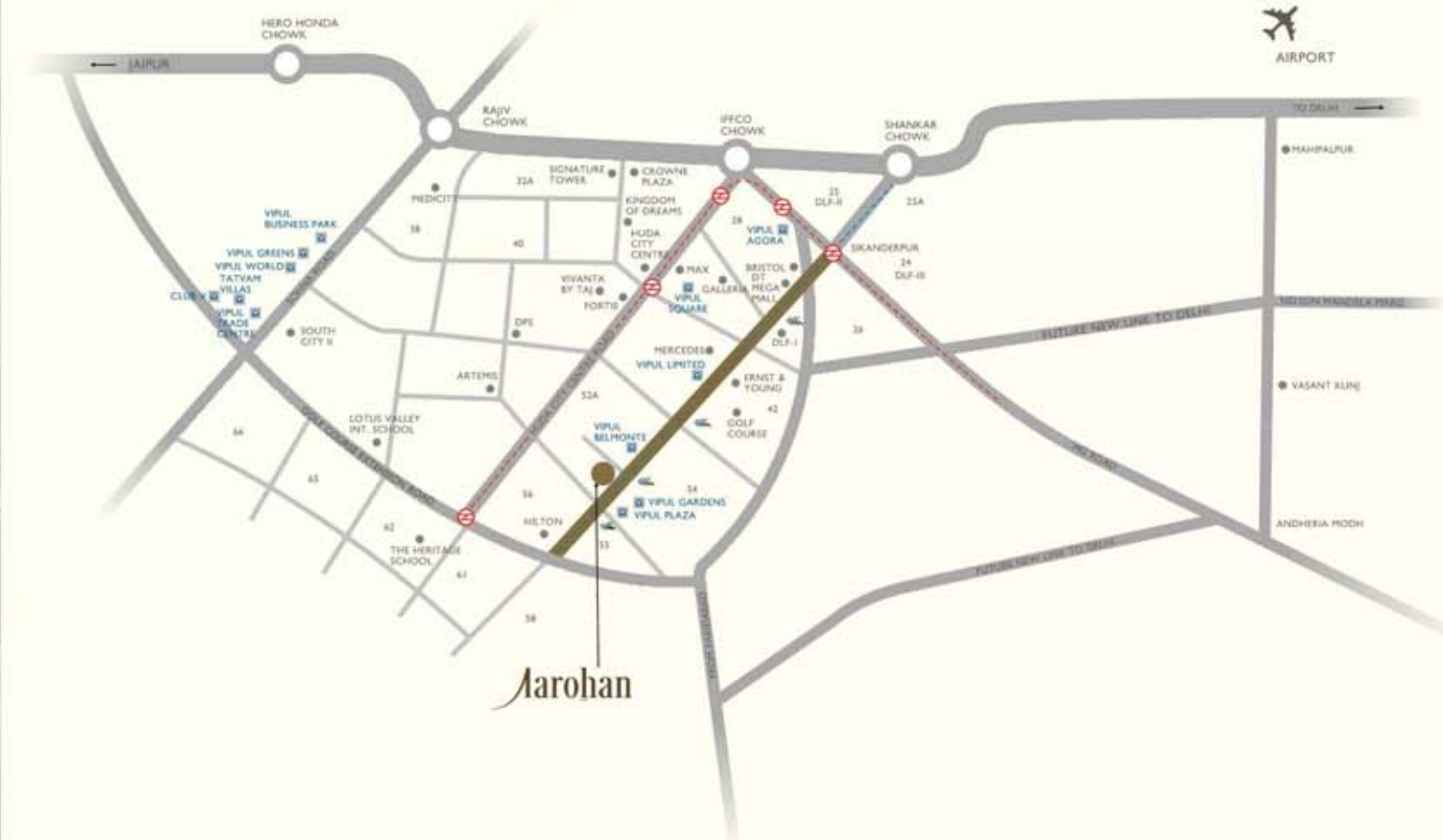
आरोहण: इन्द्राक्षरित; नद्यन्त; त्वा अस्तन्तं त्वा त्वा रिडा





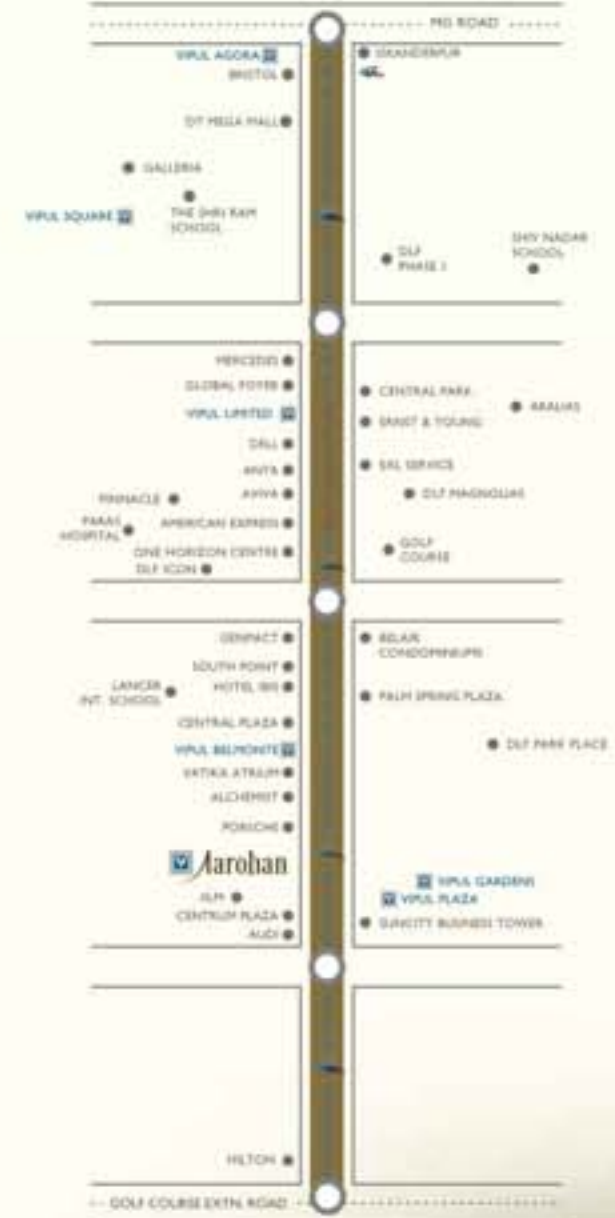
arrival experience

LOCATION MAP



Map not to scale

AAROHAN
Sector 53, Golf Course
Road, Gurgaon



SITE PLAN



Aarohan

- | | |
|-------------------------------|--------------------------------------|
| 1
MAIN ENTRANCE | 7
POOL DECK |
| 2
BOULEVARD DRIVE | 8
SWIMMING POOL |
| 3
SPORTS FIELDS | 9
CENTRAL ARENA |
| 4
PORTE COCHERE | 10
BASEMENT ACCESS |
| 5
EXPRESS ELEVATORS | 11
SKY HUB & ICONIC TOWERS |
| 6
AAROHAN RETREAT | 12
SECONDARY ACCESS |

the iconic towers



Aarohan introduces a whole new concept of luxury to private residences in Gurgaon. A work of meticulous planning, the residences at Aarohan are a perfect blend of form and functionality.

With optimum utilisation of space, there is no wastage, ensuring that you get the most from your apartment.

Thoughtful designing creates a comfortable, congenial and healthy environment for the occupants. The 34 and 36 storey high iconic towers have 4 apartments on each floor with 4 spacious lifts along with an additional service lift for each tower.

The interiors are planned and designed to let in ample light and ensure cross ventilation. Separate living and dining spaces, exclusive utility balconies with kitchen, spacious dressing room, family lounge for a perfect celebration, and large terraces opening up to spectacular view – that's a glimpse of a typical Aarohan home.

Every single expression of an Aarohan home speaks of attention to detail and refined living.

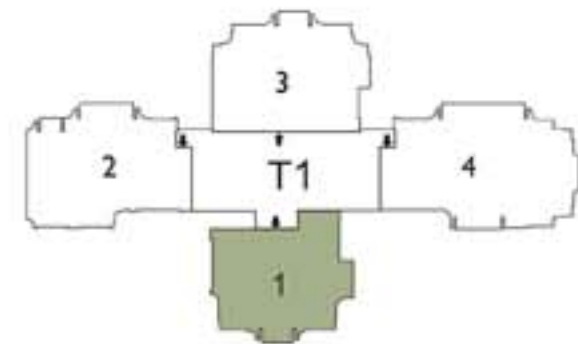
KEY PLAN - TOWER 1



FLOOR PLAN



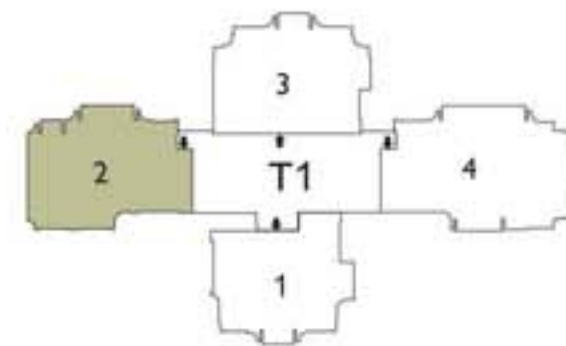
PLAN - UNIT 1
188,127 sq.ft. (2025 sq.ft.)
T1 - 201 TO T1 - 3401



FLOOR PLAN

PLAN - UNIT 2

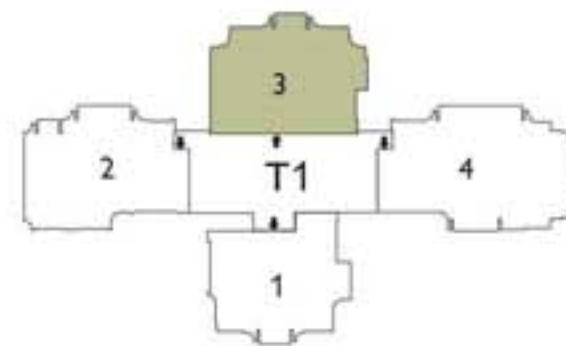
223.894 sq.mt. (2410 sq.ft.)
 T1 - 102 TO T1 - 602
 T1 - 1002 TO T1 - 1602
 T1 - 2002 TO T1 - 2502
 T1 - 2902 TO T1 - 3402



FLOOR PLAN

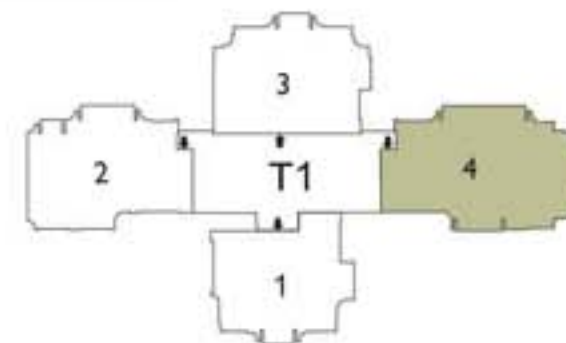
PLAN - UNIT 3

209.959 sq.mt. (2260 sq.ft.)
 T1 - 103 TO T1 - 3403



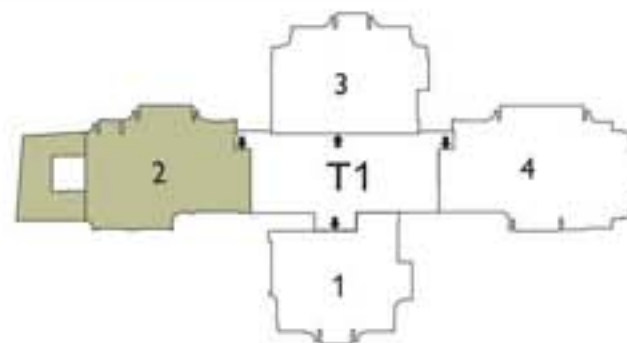
FLOOR PLAN

PLAN - UNIT 4
273.132 sq.mt. (2940 sq.ft.)
T1 - 104 TO T1 - 3404



FLOOR PLAN

PLAN - UNIT 2
223.894 sq.mt. (2410 sq.ft.)
TERRACE 41.550 sq.mt. (447 sq.ft.)
T1- 902, T1-1902, T1- 2802



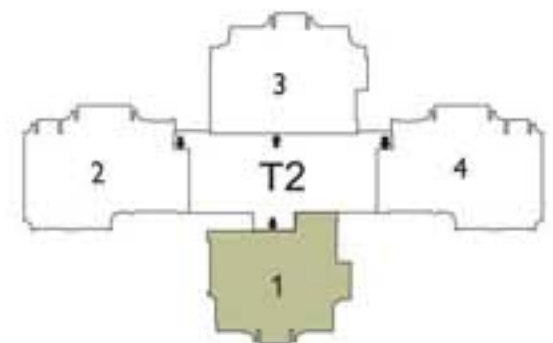
KEY PLAN - TOWER 2



FLOOR PLAN



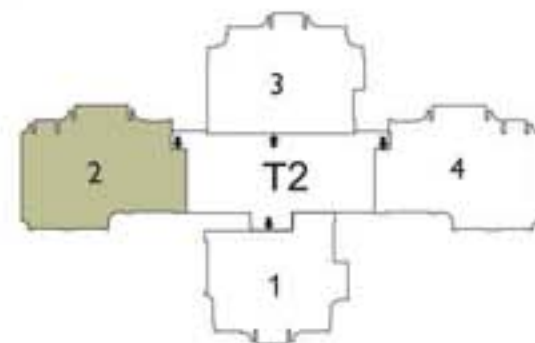
PLAN - UNIT 1
188,127 sq.ft. (2025 sq.ft.)
T2 - 201 TO T2 - 3601



FLOOR PLAN

PLAN - UNIT 2

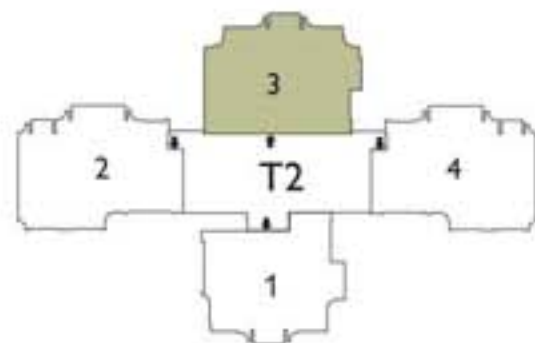
212.746 sq.mt. (2290 sq.ft.)
 T2 - 102 TO T2 - 602
 T2 - 1002 TO T2 - 1602
 T2 - 2002 TO T2 - 2502
 T2 - 2902 TO T2 - 3602



FLOOR PLAN

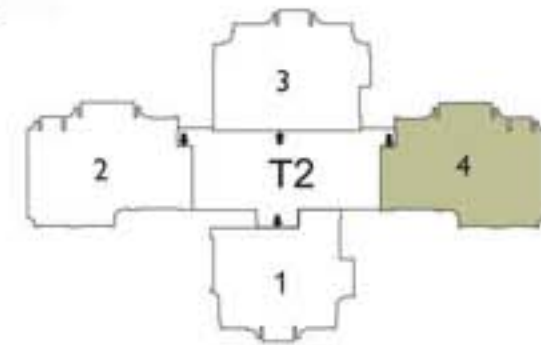
PLAN - UNIT 3

209.959 sq.mt. (2260 sq.ft.)
 T2 - 103 TO T2 - 3603



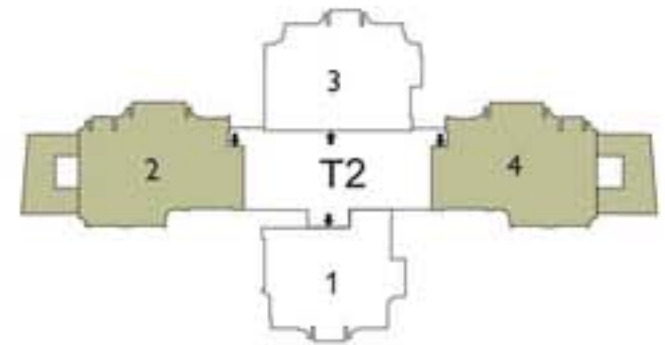
FLOOR PLAN

PLAN - UNIT 4
 212.746 sq.mt. (2290 sq.ft.)
 T2 - 104 TO T2 - 604
 T2 - 1004 TO T2 - 1604
 T2 - 2004 TO T2 - 2504
 T2 - 2904 TO T2 - 3604



FLOOR PLAN

PLAN - UNIT 2/4
 212.746 sq.mt. (2290 sq.ft.)
 TERRACE 40.697 sq.mt.
 (438 sq.ft.)
 T2-902, T2-1902, T2 - 2802
 T2-904, T2-1904, T2 - 2804



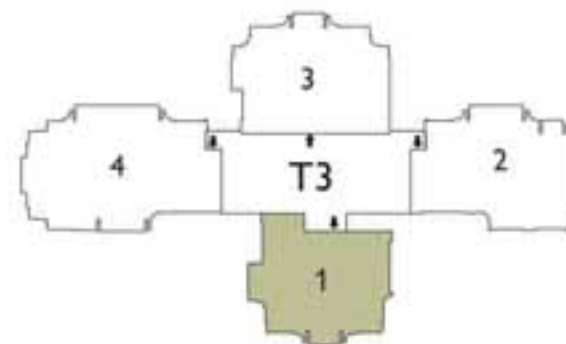
KEY PLAN - TOWER 3



FLOOR PLAN



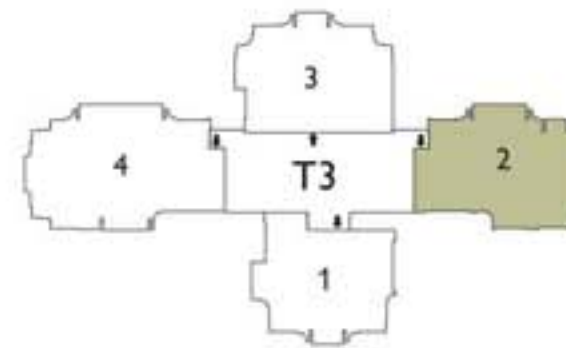
PLAN - UNIT 1
188.127 sq.mt. (2025 sq.ft.)
T3 - 201 TO T3 - 3401



FLOOR PLAN

PLAN - UNIT 2

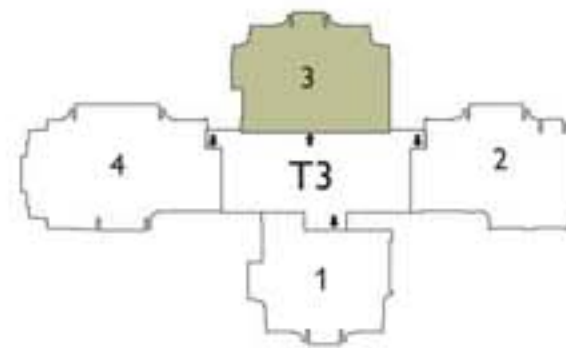
223.894 sq.mt. (2410 sq.ft.)
 T3 - 102 TO T3 - 602
 T3 - 1002 TO T3 - 1602
 T3 - 2002 TO T3 - 2502
 T3 - 2902 TO T3 - 3402



FLOOR PLAN

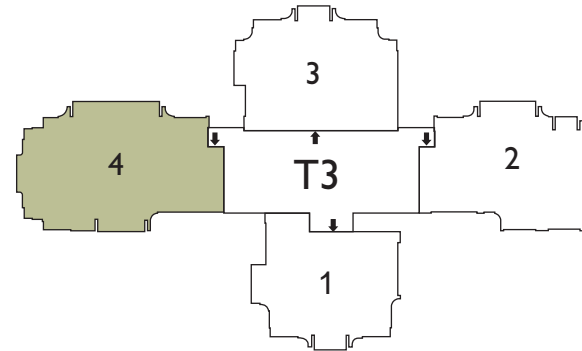
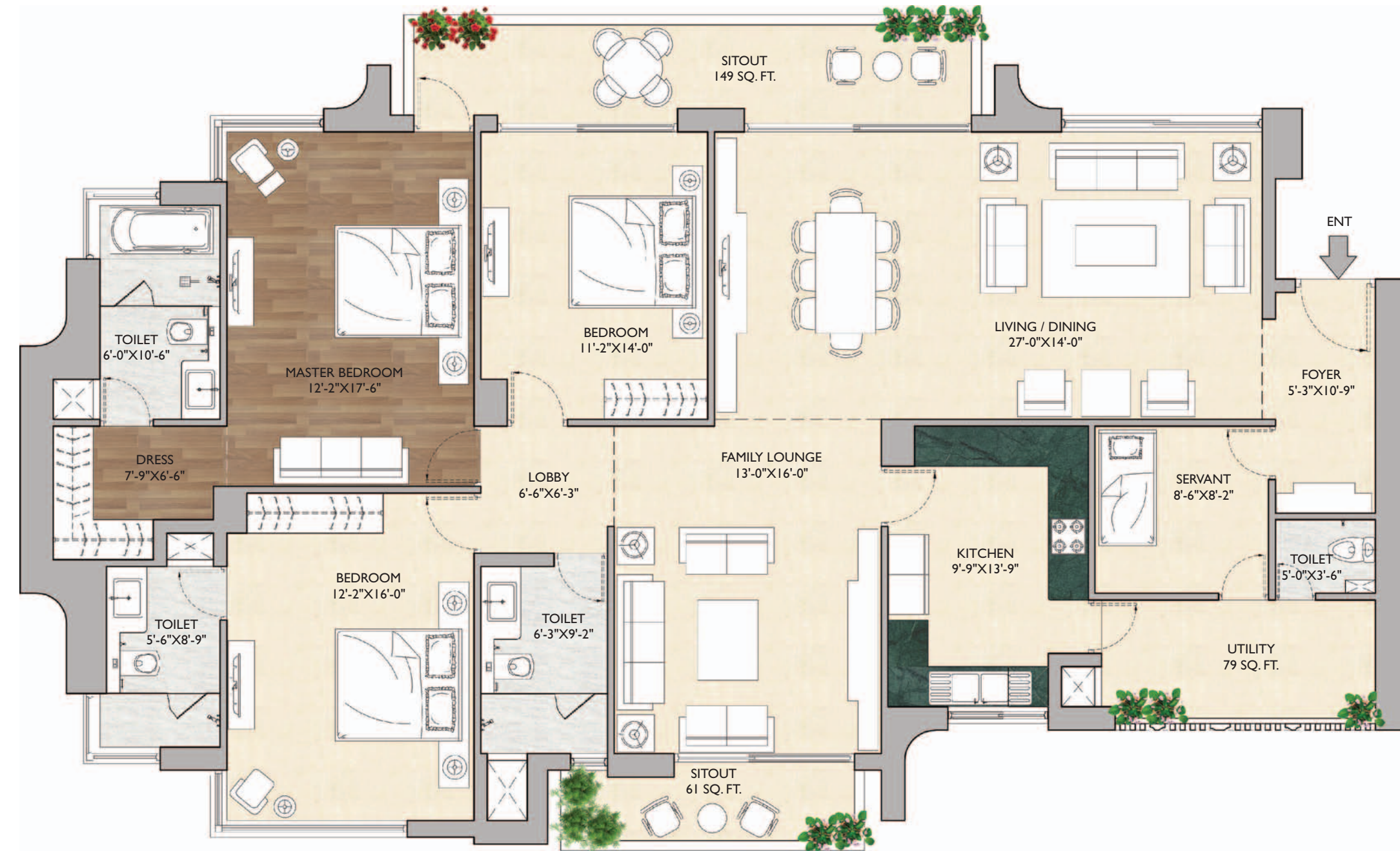
PLAN - UNIT 3

209.959 sq.mt. (2260 sq.ft.)
 T3 - 103 TO T3 - 3403



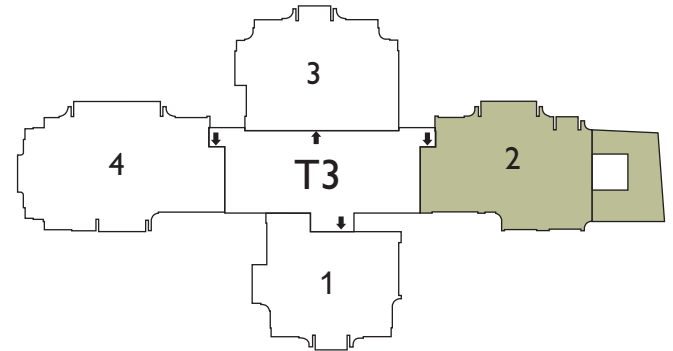
FLOOR PLAN

PLAN - UNIT 4
273.132 sq.mt. (2940 sq.ft.)
T3 - 104 TO T3 - 3404



FLOOR PLAN

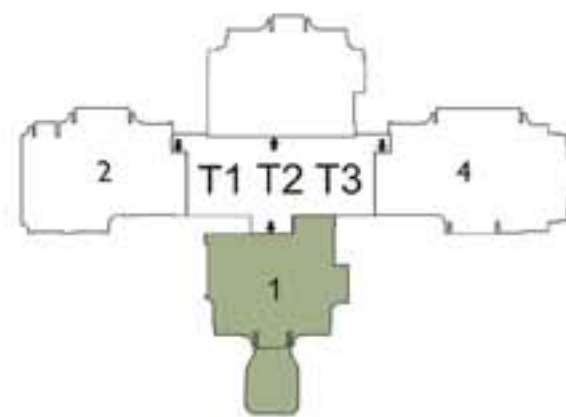
PLAN - UNIT 2
223.894 sq.mt. (2410 sq.ft.)
TERRACE 41.550 sq.mt. (447 sq.ft.)
T3-902, T3-1902, T3 - 2802



FLOOR PLAN



PLAN - UNIT 1
 188.127 sq.mt. (2025 sq.ft.)
 TERRACE 66.332 Sq.Mt.
 (714 Sq.Ft.)
 T1 -101, T2 -101, T3 -101



the iconic towers





sky gym



sky spa

LIVING / DINING / FOYER / FAMILY LOUNGE

FLOOR	:	IMPORTED MARBLE / TILES
WALLS	:	ACRYLIC EMULSION PAINT FINISH
CEILING	:	ACRYLIC EMULSION PAINT WITH FALSE CEILING (EXTENT AS PER DESIGN)

MASTER BEDROOM / DRESS ROOM

FLOOR	:	HARDWOOD FLOORING
WALLS	:	ACRYLIC EMULSION PAINT FINISH
CEILING	:	ACRYLIC EMULSION PAINT WITH FALSE CEILING (EXTENT AS PER DESIGN)
MODULAR WARDROBES	:	MODULAR WARDROBES OF STANDARD MAKE

MASTER TOILET

FLOOR	:	MARBLE / GRANITE / PREMIUM QUALITY TILES
WALLS	:	MARBLE / PREMIUM QUALITY TILES / MIRROR
CEILING	:	ACRYLIC EMULSION PAINT
COUNTERS	:	MARBLE / GRANITE / SYNTHETIC STONE
FITTINGS / FIXTURES	:	SHOWER PARTITIONS, VANITIES, EXHAUST FAN, GEYSER, TOWEL RAIL, TOILET PAPER HOLDER, ROBE HOOKS OF STANDARD MAKE
SANITARY WARE / CP FITTINGS	:	SINGLE LEVER CP FITTINGS, HEALTH FAUCET, BATH TUB, WASH BASIN & EWC OF STANDARD MAKE

BEDROOMS

FLOOR	:	PREMIUM QUALITY TILES
WALLS	:	ACRYLIC EMULSION PAINT FINISH
CEILING	:	ACRYLIC EMULSION PAINT FINISH WITH FALSE CEILING (EXTENT AS PER DESIGN)
WARDROBES	:	MODULAR WARDROBES OF STANDARD MAKE IN ALL THE BEDROOMS

TOILETS

FLOOR	:	MARBLE / GRANITE / PREMIUM QUALITY TILES
WALLS	:	PREMIUM QUALITY TILES / MIRROR
CEILING	:	ACRYLIC EMULSION PAINT ON FALSE CEILING
COUNTERS	:	MARBLE / GRANITE / SYNTHETIC STONES
FIXTURES	:	SHOWER PARTITIONS, VANITIES, EXHAUST FANS, GEYSER, TOWEL RAIL, TOILET PAPER HOLDER, ROBE HOOKS OF STANDARD MAKE
SANITARY WARE / CP FITTINGS	:	PREMIUM QUALITY SINGLE LEVER CP FITTINGS, HEALTH FAUCET, WASH BASIN & EWC OF STANDARD MAKE

KITCHEN

FLOOR	:	MARBLE / GRANITE / PREMIUM QUALITY TILES
WALLS	:	PREMIUM QUALITY TILES 2'-0" ABOVE COUNTERS & ACRYLIC EMULSION PAINT
CEILING	:	ACRYLIC EMULSION PAINT WITH FALSE CEILING (EXTENT AS PER DESIGN)
COUNTERS	:	MARBLE / GRANITE / SYNTHETIC STONE
FIXTURES	:	PREMIUM QUALITY CP FITTINGS, DOUBLE BOWL SINK WITH DRAIN BOARD, EXHAUST FAN
KITCHEN APPLIANCES	:	FULLY EQUIPPED MODULAR KITCHEN WITH HOB, CHIMNEY, OVEN, MICROWAVE, DISHWASHER, REFRIGERATOR, WATER PURIFIER OF PREMIUM BRANDS

UTILITY ROOMS / UTILITY BALCONY / TOILET

FLOOR	:	TILES OF STANDARD MAKE
WALLS & CEILING	:	OIL BOUND PAINT FINISH
TOILET	:	ANTI SKID FLOOR & TILES ON THE WALLS WITH CONVENTIONAL CP FITTINGS, SANITARY WARE, EXHAUST FAN
BALCONY	:	ANTI SKID TILED FLOORING & TILES ON THE WALLS (EXTENT AS PER DESIGN)

SIT-OUTS

FLOOR	:	MARBLE / PREMIUM QUALITY TILES
WALLS & CEILING	:	EXTERIOR PAINT
RAILINGS	:	4'-6" HIGH TOUGHENED GLASS RAILINGS
FIXTURES	:	CEILING FAN & LIGHT FIXTURES

EXTERNAL GLAZINGS

WINDOWS / GLAZINGS	:	ENERGY EFFICIENT, DOUBLE GLASS, TINTED / REFLECTIVE / CLEAR GLASS ALUMINIUM / UPVC GLAZINGS WITH FLY MESH SHUTTER IN ALL HABITABLE AREAS & ALUMINIUM / UPVC FRAMES WITH SINGLE PINHEAD / TINTED / CLEAR GLASS IN ALL TOILETS & UTILITY ROOMS
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DOORS

MAIN DOOR	:	POLISHED SOLID CORE MOULDED SKIN DOOR / FLUSH DOOR
INTERNAL DOORS	:	POLISHED MOULDED SKIN DOORS



STATE-OF-THE-ART TECHNOLOGY

- SECURITY**
 - GATED COMMUNITY WITH ACCESS CONTROL AT THE MAIN GATE, BASEMENTS, TOWER ENTRANCE LOBBIES AND LIFTS
 - CENTRALLY-MONITORED CCTV SURVEILLANCE IN THE ENTIRE COMPLEX
 - VIDEO DOOR PHONES IN ALL APARTMENTS
- ELEVATORS**
 - SPACIOUS FOUR ELEVATORS IN EACH TOWER EQUIPPED WITH AUTOMATIC RESCUE DEVICE (ARD) FOR ANY EMERGENCIES
 - ACCESS CONTROL IN LIFTS
 - SEPARATE SERVICE ELEVATOR FOR EACH TOWER
 - FOUR EXPRESS ELEVATORS FOR INDEPENDENT ACCESS TO SKY HUB



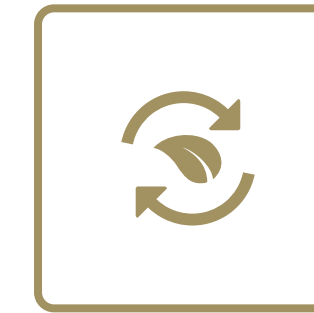
SAFE, SUSTAINABLE AND FUNCTIONAL DESIGNS

- STRUCTURES**
 - ALL THE BUILDINGS DESIGNED AS PER CODE IS-1893 FOR SEISMIC ZONE-V INSTEAD OF ZONE IV AND APPROVED BY PREMIER DESIGN INSTITUTE
- FIRE SAFETY**
 - SYNCHRONIZED FIRE FIGHTING SYSTEM EQUIPPED WITH SPRINKLERS
 - FIRE ALARMS, PUBLIC ADDRESS SYSTEMS, SMOKE / HEAT DETECTORS
 - WATER CURTAINS, AS PER THE LATEST NATIONAL BY-LAWS AND CODES
- PARKING**
 - AMPLE PARKING SPACE OVER THREE LEVELS OF BASEMENT WITH EASY ACCESS TO TOWER LOBBIES AT EACH BASEMENT LEVEL
 - DESIGNATED PARKING FOR BICYCLES AND TWO-WHEELERS
 - DESIGNATED VISITORS PARKING AT SURFACE LEVEL
 - WELL-DEFINED CAR WASH AREAS AND VACUUMING FACILITY IN ALL THE THREE BASEMENTS



ALL ROUND COMFORT

- AMENITIES AND FACILITIES**
 - A 24 x 7 PROFESSIONAL ESTATE MANAGEMENT COMPANY RESPONDING TO EVERY DAY MAINTENANCE ISSUES
 - COVERED ARRIVAL ENTRANCE PORCHES FOR PROTECTION FROM ADVERSE WEATHER
 - CONCIERGE SERVICE IN THE MAIN TOWER ENTRANCE LOBBY TO TAKE CARE OF DAY-TO-DAY REQUIREMENTS
 - WI-FI ENABLED COMPLEX. FIBER TO THE HOME (FTTH) SYSTEM FOR TV, TELEPHONE, INTERCOM AND DATA
 - CENTRALIZED LAUNDRY SERVICES
 - DAY CRÈCHE / TODDLERS ZONE TO TAKE CARE OF THE LITTLE ONES
 - FIRST AID ROOM WITH BASIC INFRASTRUCTURE
 - ENERGY EFFICIENT VRF / VRV AIR CONDITIONING SYSTEMS
 - POWER BACKUP



ECO-FRIENDLY LIVING

- ENVIRONMENT FRIENDLY**
 - RAIN WATER HARVESTING
 - METERED RECYCLED WATER FROM STP
 - METERED WATER SUPPLY FOR INDIVIDUAL APARTMENTS
 - HEATED WATER SUPPLY TO UTILITY AREAS THROUGH SOLAR WATER HEATER
 - ENERGY EFFICIENT LIGHTING THROUGHOUT THE COMPLEX
- OPEN SPACES**
 - SKY DECKS
 - LANDSCAPED INTERMEDIATE TERRACES
 - CENTRAL ARENA
 - SWIMMING POOL / LAP POOL / JACUZZI
 - WALKWAYS
 - KIDS PLAY AREAS
 - AMPHITHEATER
 - CELEBRATION COURT





GURGAON

Vipul Gardens
 Vipul Greens
 Vipul Belmonte
 Vipul World
 Vipul Floors
 Vipul Lavanya
 Tatvam Villas
 Vipul Agora
 Vipul Plaza
 Vipul Tech Square
 Vipul Square
 Vipul Business Park
 Vipul Trade Centre

FARIDABAD

Vipul Plaza

LUDHIANA

Vipul World
 Vipul Floors
 Vipul Arcade

BHUBANESHWAR

Vipul Plaza
 Vipul Gardens
 Vipul Greens

BAWAL

Pratham Apartments

DELIVERING HAPPINESS SINCE 2001

Vipul Limited is a reputed brand with an experience of over 15 years in residential and commercial real estate development. It has combined state-of-the-art technology with the lifestyle aspects to deliver quality projects like Tatvam Villas, Vipul Belmonte, Vipul Greens among many others. The company has a strong foundation and follows a well defined process, adhering to remarkable ethical practices.

10 MILLION
SQ. FT.
DELIVERED

4 MILLION
SQ. FT.
UNDER
CONSTRUCTION

4 PRIME COMPLETED
DEVELOPMENTS
ON
GOLF COURSE ROAD

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Legal Disclaimer:

License No. & date: License nos. 168, 169, 170, 171 and 172 of 2004 all dated 16.12.2004 License Nos. 545 and 546 of 2006 both dated 13.03.2006; Residential Plot measuring about 19.244 acres; Name of Developer to whom the licenses have been granted – M/s Vipul Limited and Moon Apartments Pvt. Ltd. The Developer has obtained the Zoning plan approved for the entire project vide Memo. No ZP/170/AD(RA)/2014/17497 dated 06.08.2014 and Building Plan ONLY for the part of the project vide Memo No. ZP-170/SD(BS)/2015/18566 dated 29.09.2015 (which part of the project hereinafter referred to as Phase-I); Total No. of Residential Units 458 out of which 76 are for Economically Weaker Section; Name of Development – "Aarohan Apartments", Sector-53, Gurgaon, Haryana, India. • Allotment of the Units shall be made out of the proposed development of Phase -I only. • The Developer may either commence the development of other future phase(s) upon approval of building plan(s) of other future phase(s) simultaneously with Phase I or after completion and/or the handing over the Units proposed to be developed in Phase I and in view of such Specific Disclosure by the Developer, the Intending Applicant has to undertake and confirm that he/she/they/it shall not in any manner whatsoever object or raise issues/claims that the development and construction activities in relation to the other future phase(s) commencing or continuing after the completion and/or the handing over the Units proposed to be developed in Phase I is/has been a cause of nuisance or hindrance, obstacle and hardship to the right of ingress and egress of the residents of Phase I of the project or otherwise creating obstruction or is hazardous or otherwise oppose to peaceful environment and living in the gated community or threat to the safety and security of the residents/Units forming part of the Phase I and/or the Project. • All the areas and facilities including without limitation all recreational facilities and activities at and/or under the "SKY HUB" and "AAROHAN RETREAT " (hereinafter referred to as the "Facilities") other than the areas and facilities considered for calculating the Super Area of the Unit are specifically excluded from the scope of the allotment, which Facilities may be developed simultaneous to or after the development of the Phase I of the Aarohan Apartments. It is further clarified that the Facilities may have been located and/or developed at more than one location in the Aarohan Apartments. It is further specifically clarified that the Developer reserves its right to name or rename any of the Facilities. • Since the Facilities have not been and shall not be included in the computation of Super Area for calculating the sale price of the Unit, the right, title, ownership, possession and interest of the Facilities shall vest solely with the Developer and/or their usage and manner/ method of use shall be at the sole discretion of the Developer. • Project has been mortgaged to DMI Finance Private Limited and IL&FS Trust Company Limited and may further be mortgaged to other financial institutions/banks and NOC will be provided if required for sale, transfer and conveyance of the Units to be constructed in the Phase I.

General Disclaimers:

All plans and images shown in this brochure are indicative only and are subject to change(s) at the discretion of the Developer or competent authority. • All images are artistic rendition of proposed development and are for representation purposes only. • All floor plans, site plans, specifications, dimensions, designs, measurements and locations are indicative and are subject to change as may be decided by the Developer or competent authority. Revision, alteration, modification, addition deletion, substitution or recast, if any, may be necessary during construction. • Sizes/dimensions mentioned in all drawings/documents are all of unfinished rooms and these may vary post finishing/plastering/paneling/cladding, etc. • Marble/Granite/Stone being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as may be decided by the Developer or competent authority. • Marginal variations may be necessary during construction. The brands of the equipments/appliances and the specifications and facilities mentioned are tentative and liable to change at sole discretion of the Developer. • The Developer reserves the right to get the area, plans, etc revised which will be subject to the approval of the competent authority/ies.



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