



EXPECT
more



ILD SPIRE GREENS

37 C, GURGAON

2-4 BEDROOM APARTMENTS & PENTHOUSES

www.abcbuildcon.in | +91 8470930121

*When you get everything,
a bit more is all you need.*

*More natural light to bathe your house
in the hues of the skies,
more green open spaces that
inspire endless escapes of self discovery and
more of a life that knows no restrictions.*

*More is what awaits you
at ILD Spire Greens.*

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ASIA PACIFIC
RESIDENTIAL
PROPERTY
AWARDS

in association with

Bloomberg
TELEVISION

BEST HIGH-RISE
ARCHITECTURE
ASIA PACIFIC

ILD Spire Greens
by ILD Millennium Pvt. Ltd.

2010

More *recognition*

At the recently concluded Asia Pacific Property Awards 2010 held in Hong Kong,

*ILD SPIRE GREENS was the proud winner of:
The Best High-Rise Architecture - India 2010
The Best High-Rise Architecture – Asia Pacific 2010*

Competing against 30 projects from over 19 countries including Singapore, China, Taiwan, South Korea, Malaysia and Thailand, ILD SPIRE GREENS is the only project in the history of the awards to have won both a 5 star rating and a 'Best in Asia-Pac' award.

ILD SPIRE GREENS will now compete against the best in UK, Europe, Africa, Americas & Arabia for the World's best, at the International Property Awards to be held in London in November 2010.

Scroll down to discover what made this project an international success.

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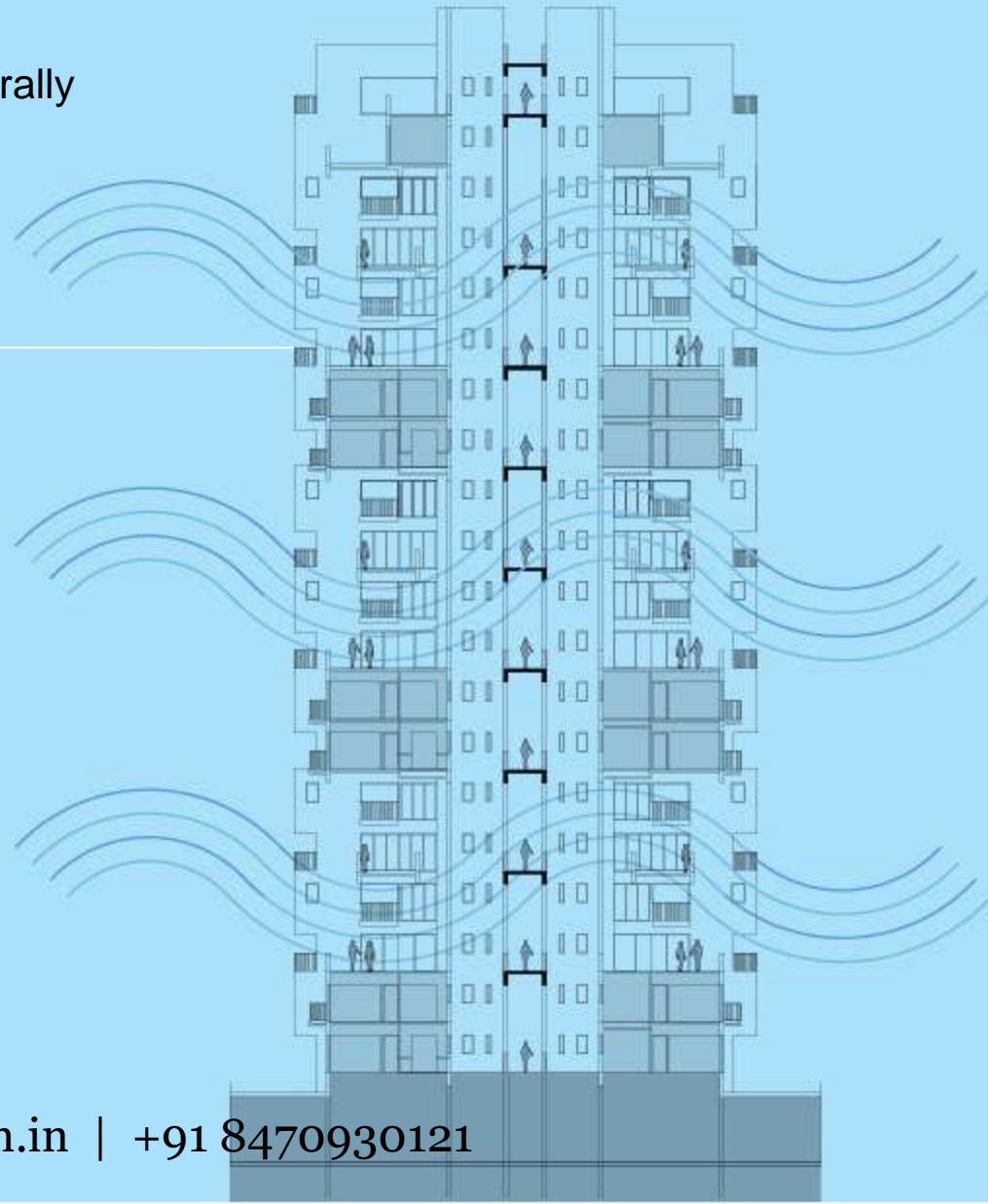
More *air*

*Stimulate your senses every day
with gentle flurries of fresh air.*

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A *porous facade* brings the breeze into your housekeeping it naturally ventilated and the corridors airy.

- Your personal terrace garden & wide sit-out balconies
- Sky trails & roof top gardens
- Advanced ventilation system
- 75% green & open spaces stimulate your senses every day with gentle flurries of fresh air.



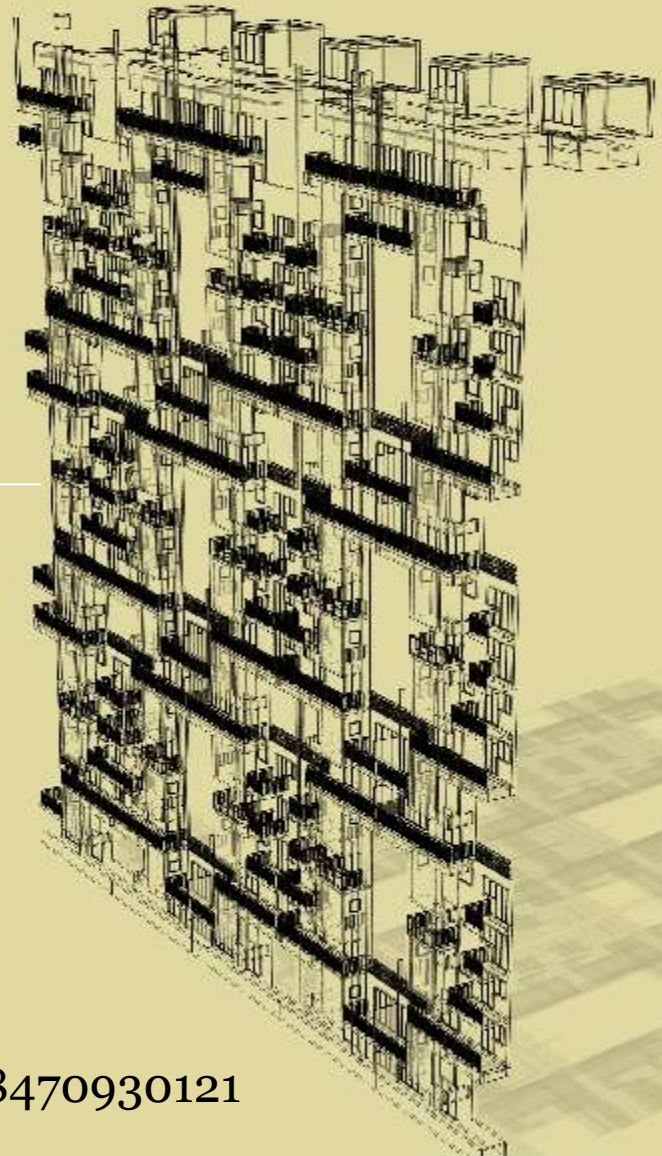


More *light*

*Brighten up your world every morning
with the first rays of the sun.*

A permeable façade and maximum openings
keep your house naturally lit and bright.

- Apartments with wide frontage
- Comfortable sit-outs
- Shaded green trails
- Scientifically designed light passages
- No block overshadows the other





More *space*

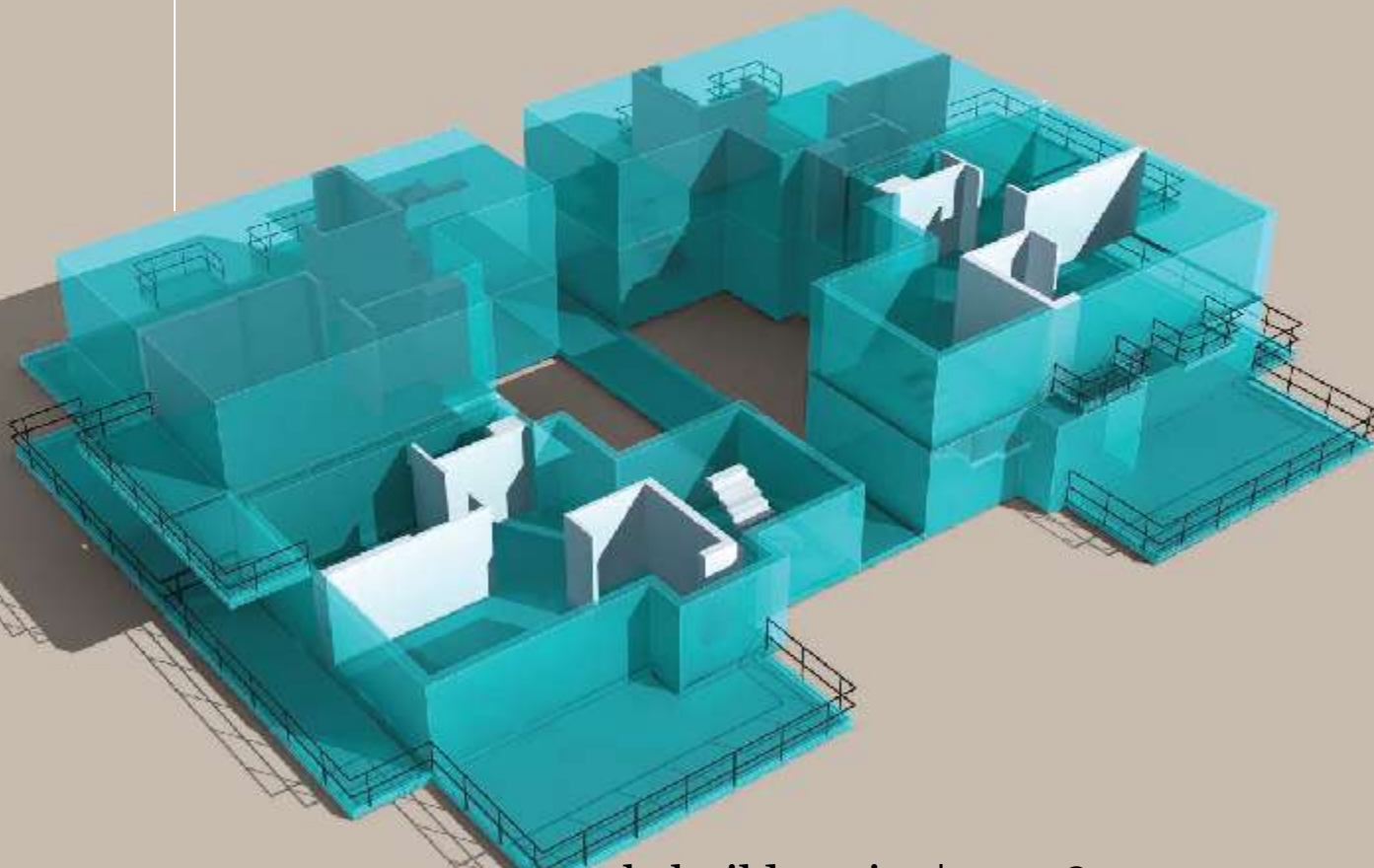
Revel in the sheer expanse of space with apartments that give every family member the feeling of being in an exclusive world of their own.

The vertical design reduces demand for space on the ground. *A feeling of openness* comes with the juxtaposition of Duplex & Triplex apartment options. Lush, green terraces on all floors further enhance the experience of sheer expanse.

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- Spacious apartments with comfortable large rooms
- Sprawling greens & open spaces over 75% of the complex
- Playground & Tot-Lots for the little ones
- Entrance plaza with Café, Daily needs shops & a Nursery school
- Sit-out terraces

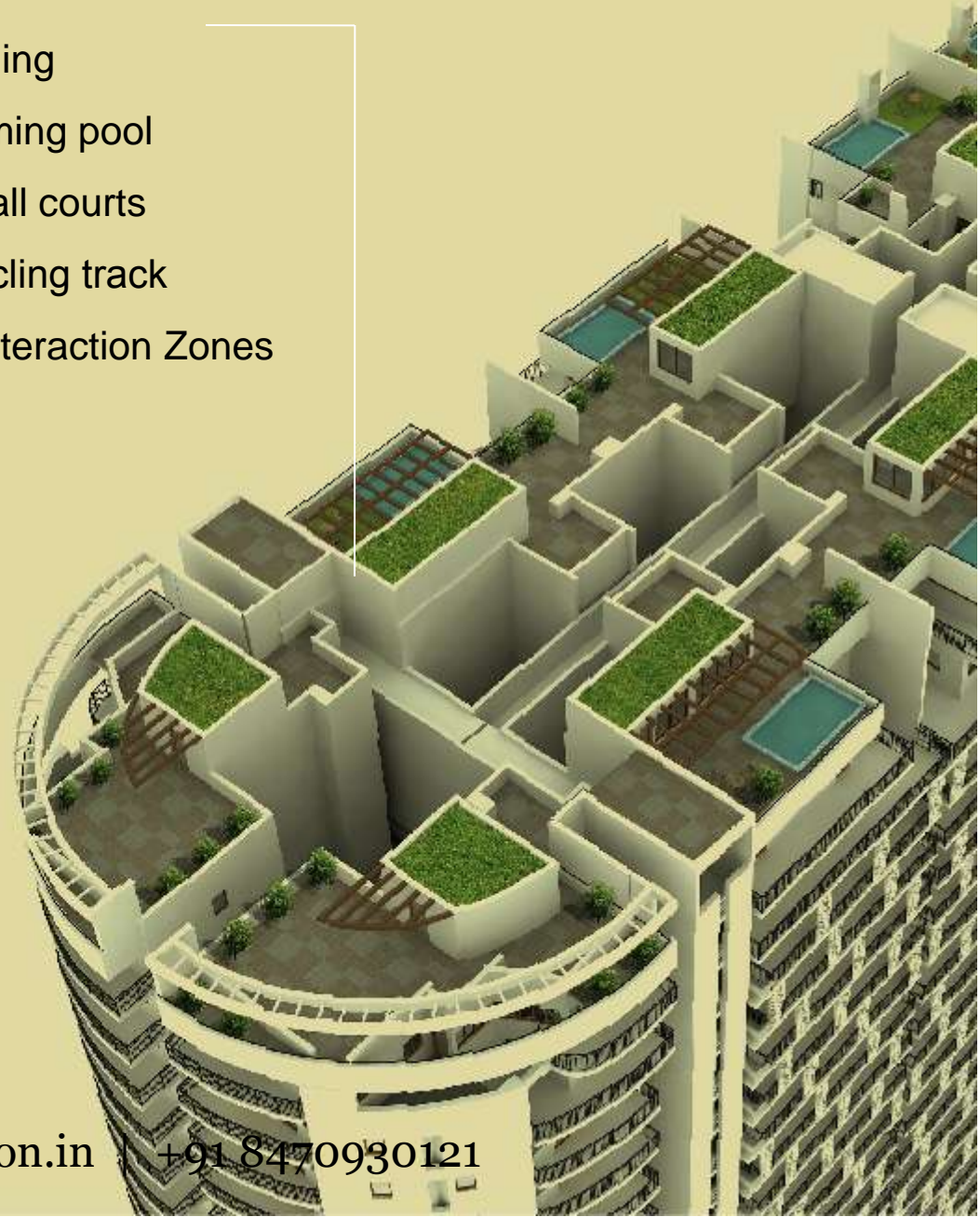




More *style*

Enjoy the highest standards of living, perfectly complemented with world class facilities.

- Living spaces with premium finishing
- Exclusive Club House and Swimming pool
- Provision for Tennis and Basketball courts
- 'Green thread' with Jogging & Cycling track
- Integrated Community Spaces, Interaction Zones & play area within the building





More *green*

Surround yourself with nature. Experience ecologically sensitive features. Balance personal comfort while sustaining environmental prosperity. Lower energy costs and enjoy better health benefits.

ROOFTOP GARDENS, TERRACES AND BALCONIES CONSTITUTE THE MOST INTRINSIC PART OF THE GREEN DESIGN.

- Efficient water management and security
- Solid waste and sewage treatment plant
- Recycled water for irrigation
- Rainwater harvesting
- Energy saving equipments & fixtures in common and outdoor areas



TAKING ADVANTAGE OF ALTERNATE RESOURCES
RAIN WATER IS COLLECTED THROUGH THE BUILDING'S
ROOFTOPS AND STORED BELOW FOR IRRIGATING
VEGETATION LATER.





More
amenities

*Experience a way of life that is
designed completely around you.*

KEY FEATURES

- Landscaped entrance forecourt
- Multi level landscaping & Vertical gardens
- Landscaped Jogging and Walking Tracks – and scaped Tot-Lots
- Fitness Trail
- Bicycle Track
- Barbeque Spots
- Nursery School
- Community Centre
- Shopping Plaza
- 24x7 Power back-up
- Water supply back-up
- Arboretum

CLUB HOUSE AND SPORTS FACILITIES

- Swimming Pool
- Kids Splash Pool
- Steam & Sauna
- Billiards Room
- Gymnasium
- Organic Café
- Party Lawn
- Tennis Court
- Basketball Court
- Dedicated area for Aerobics and Yoga

SECURITY

- Stay cocooned in 24x7 security.
- All homes linked to a central security system.
- Active fire detection systems
- Zone IV seismic activity compliant



A Entrance Forecourt

B Plaza & Shopping Centre

C The Boulevard

D Nursery School

E Green Thread (Nature Walks & Fitness Trail)

F Landscaped tot-lot & garden

G Club

H Swimming Pool, Party Lawns

I 2 Bedroom Homes - Circular - South

J 3 Bedroom Homes - Circular - South

K 3 Bedroom & 3/4 Bedroom + Study - South

L 3 Bedroom Study - North

M 2 Bedroom Homes - North

N Independent floors

ILD SPIRE GREENS

37 C, GURGAON

2-4 BEDROOM APARTMENTS & PENTHOUSES



Map not to scale. For reference only.



More *connectivity*

Visit your favourite destinations with ease or unwind at select outlets of your choice.

- Just off Hero Honda crossing on NH8
- 5 min from the upcoming Metro line
- 10 min away from the MG Road Malls
- World class Schools, Hospitals and Colleges close by
- 25 min from Delhi International Airport

The Team



Ajoy Choudhury and Associates (ACA) Founded by Ajoy Choudhury, arguably the pioneer of group housing in India and winner of the prestigious Aga Khan Award for Excellence in Architecture for the Mughal Sheraton Hotel, Agra, ACA has been involved in many large scale planning and architectural projects in India and abroad including the unique Royal Ensign, Jaipur, and the Sahara Township, Lucknow.

Abaxial Architects

This Delhi based award winning firm combines innovative designs with an aesthetic sensibility to produce highly charged designs. Their important works, like the Earthquake Relief Housing in Bhuj, the Museum of Independence and the University Campus in Wardha, all involve the simultaneous engagement of environment, user and architectural notion.

Promoters



Partnering this eco-benchmark project is International Land Developers Ltd. (ILD), the real estate development wing of the ALM Group of Companies. ILD is known for its value driven developments, excellent customer care and the use of most appropriate technology, amply exemplified in its earlier projects – the 250 acre industrial township on NH8 and the ILD Trade Center, a landmark retail cum commercial complex on Sohna Road, Gurgaon.

OTHER PROJECTS BY ILD



A development platform that is creating landmark I.T./Office Spaces, Residential Apartments, Townships and Mixed-Use Developments across India based on its Mainstream Green ideology, Spire World is setting benchmarks for future living and work spaces globally that are already being recognized as amongst the best.

The FDI funding for the project is from MILLENNIUM SPIRE, an FDI investor in Indian Real Estate, that is also managing investments in a number of innovative real estate developments across India. Part of the MILLENNIUM GLOBAL GROUP (with group assets under management in excess of US\$ 12.4 Billion*), MILLENNIUM SPIRE's unique combination of real estate development and investment management skills deliver significant value to its stakeholders.

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*As on Dec, 2008

Other mainstream green Projects by Spire World

SPIRE:EDGE

1.6 million Sq. Ft.
Mainstream Green Office Complex
at Manesar, Gurgaon.



WINNER:

WORLD'S BEST
OFFICE DEVELOPMENT

BEST ARCHITECTURE
IN INDIA

SPIRE SYNCHRON

Premium residential apartments and
commercial space in Coimbatore.



India's first 100% customizable apartments

Disclaimers:

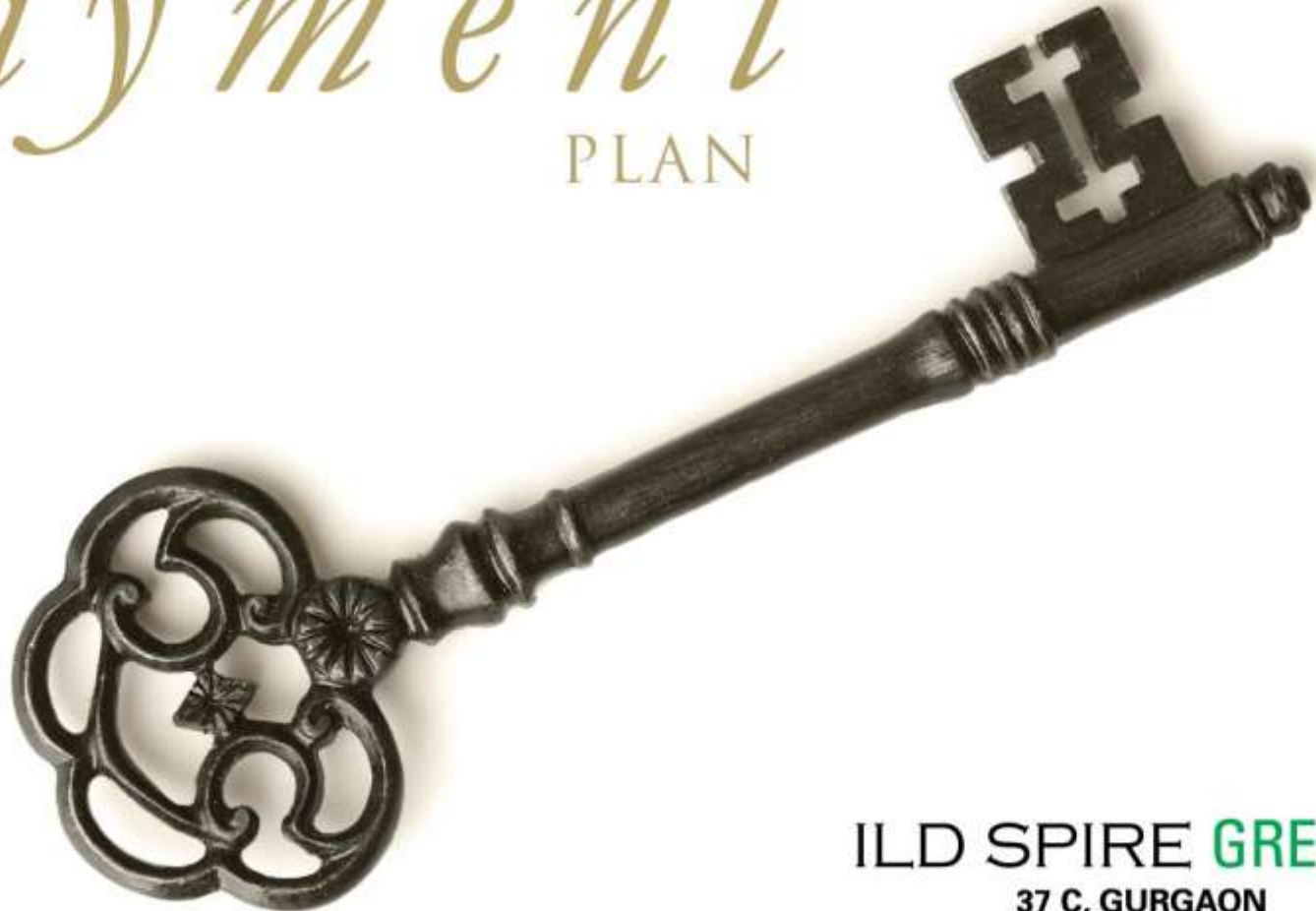
License no. 13 of 2008 dated 02.02.2008 issued to ALM Infotech Cityt (p) Ltd. • 1 Sq. Ft. = 0.093 Sq. M. • All buildings, layouts, specifications etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans • All Site-Plans/Features/Floor Plans/Specifications etc. are subject to change during execution

• Some features may be available in select apartments only • Sizes are indicative and are subject to a 10% variation

• All images and maps are artist's impressions and are indicative only • Metro is part of the proposed Master Plan

Payment

PLAN



ILD SPIRE GREENS
37 C, GURGAON

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2-4 BEDROOM APARTMENTS & PENTHOUSES

PRICE LIST (effective as on 1st May, 2010)

BASIC SALE PRICE: As applicable + Rs. 350/- per Sq. Ft. for standard specifications

PREFERENTIAL LOCATION CHARGES (PLC, PER Sq. Ft.)

Ground Floor	Rs. 100/-
First Floor	Rs. 75/-
Second Floor	Rs. 50/-
Third Floor	Rs. 40/-
Top Floor	Rs. 100/-
Pool Facing	Rs. 50/-
Main Road Facing	Rs. 50/-
Penthouse	Rs. 300/-

ADDITIONAL CHARGES

External Development Charges (EDC)	Rs. 298/- per Sq. Ft.
Infrastructure Development Charges (IDC)	Rs. 33/- per Sq. Ft.
Interest Free Maintenance Security Deposit (IFMS)	Rs. 50/- per Sq. Ft.
Club Membership	Rs. 1,00,000/-
Open Car Parking	Rs. 1,50,000/-
Covered Car Parking	Rs. 2,50,000/-

NOTE: 1 Sq. Ft. = 0.093 Sq. M. Price, payment plans and availability are subject to change. Please check the prices and payment plans as applicable on the date of booking. In the above Sale Price, External Development Charges (EDC) and Infrastructure Development Charges (IDC) are provided per unit as applicable to this Group Housing site. In case of any upward revision in future by the Govt. agencies, the same would be recovered on pro-rate bases from the Applicant/Allottee.

BOOKING AMOUNT

2,00,000/-

CONSTRUCTION LINKED PLAN:

S.NO.	PAYMENT DUE ON	
1	On Application	Booking Amount of Rs. 2,00,000/-
2	Within 30 days of the Application	10% of BSP less Booking Amt.
3	Within 60 days of the Application	10% of BSP
4	On commencement of excavation	10% of BSP + 50% of IDC/EDC and PLC
5	On the casting of ground floor slab	10% of BSP + 50% of mandatory specification
6	On the casting of 4th floor slab	10% of BSP
7	On the casting of 6th floor slab	10% of BSP
8	On the casting of 9th floor slab	10% of BSP
9	On the casting of top floor slab	10% of BSP + 50% of IDC/EDC and PLC
10	On completion of internal plaster & flooring within the apartment	10% of BSP + 50% of mandatory specification
11	On completion of external plaster	5% of BSP + Club Membership Fees + Car Parking
12	On offer of possession	5% of BSP + IFMS + Maintenance Advance

DOWN PAYMENT PLAN (discount of 10% on BSP will be offered):

S.NO.	PAYMENT DUE ON	
1	On Application	Booking Amount of Rs. 2,00,000/-
2	Within 30 days of the Application	10% of BSP less Booking Amt.
3	Within 45 days of the Application	85% of BSP less down payment discount + IDC/EDC + mandatory specifications + PLC, if any
5	On offer of possession	5% of BSP + Club Membership Fees + Car Parking + IFMS + Maintenance Advance

DOCUMENTS REQUIRED

- (1) Completed Application Booking Form with signature of Applicant(s) on every page
- (2) Booking Amount cheque in favour of "ILD MILLENNIUM PVT. LTD."
- (3) Photograph of Applicant(s)
- (4) Copy of PAN Card
- (5) Proof of Residence

AREA

STANDARD

FLOORINGS

Living/Dining
Bedrooms
Servant Room
Balcony
Lift Lobbies
Terrace

Porcelain Vitrified Tiles
Ceramic Tiles
Ceramic Tiles
Anti-skid Ceramic Tiles
Selected Granite/Marble
Anti-skid Ceramic Tiles



KITCHEN

Flooring
Dado

Ceramic Tiles
Ceramic Tiles above
working platform
rest Oil Bound Distemper
Granite Counter
with single bowl
Stainless Steel Sink
with drain board

Platform



INTERNAL WALL FINISH

Living/Dining/Bedrooms
Servant Room
Lift Lobbies

Acrylic Textured Paint Finish
Oil Bound Distemper
Selected Marble/Granite
cladding &
Acrylic Emulsion Paint
Oil Bound Distemper

Ceiling



AREA

STANDARD

EXTERNAL FACADE OF TOWERS

Combination of Stone &
Textured Paint Finish

WARDROBES

-

TOILETS

Dado

Selected Ceramic Tiles

Floorings

Ceramic Tiles

Fittings

Granite/Marble Counter,
White Sanitary fixtures,
contemporary styled CP fittings
Powder Coated/Anodized
Aluminum Glazing

DOORS

Seasoned hardwood frames with
flush door shutters

FACILITIES

Electrical

Conduit Copper electrical wiring
for all light & power points

Air Conditioning

-



MORE

options

FLOOR PLANS

ILD SPIRE **GREENS**

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2-4 BEDROOM APARTMENTS & PENTHOUSES



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Fit into the luxurious life you and your loved ones always wanted.

The four walls of your home come with multiple layout options.

- 2-4 BEDROOM APARTMENTS & PENTHOUSES
- VILLAS IN THE SKY (HI-RISE DUPLEX WITH TERRACE GARDENS)
- OPEN/DUAL KITCHENS (GOURMET & ASIAN)
- VAASTU BASED DESIGN
- DEDICATED OPEN/COVERED PARKING SPOTS
- PROVISION FOR WI-FI/DTH CONNECTIVITY

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3 BEDROOM
SUPER AREA: 1762 Sq Ft



LIVING & DINING

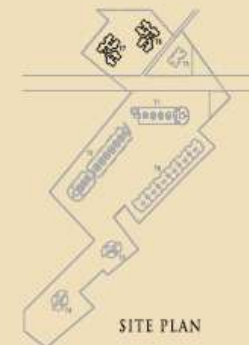
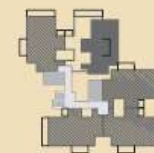
3 BEDROOMS

2 ATTACHED TOILETS

2 DETACHED TOILETS

KITCHEN WITH UTILITY BALCONY

2 SIT-OUT BALCONIES



3 BEDROOM
SUPER AREA: 1762 Sq Ft

LIVING & DINING
3 BEDROOMS
2 ATTACHED TOILETS
2 DETACHED TOILETS
KITCHEN WITH UTILITY BALCONY
2 SIT-OUT BALCONIES



3 BEDROOM + STUDY
SUPER AREA: 1828 Sq Ft

DUAL ENTRANCE

LIVING & DINING

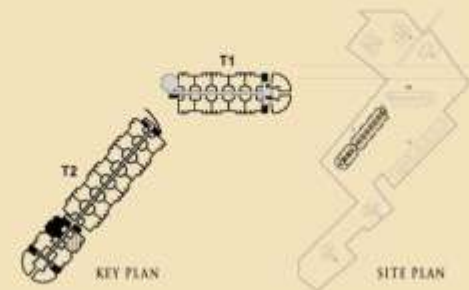
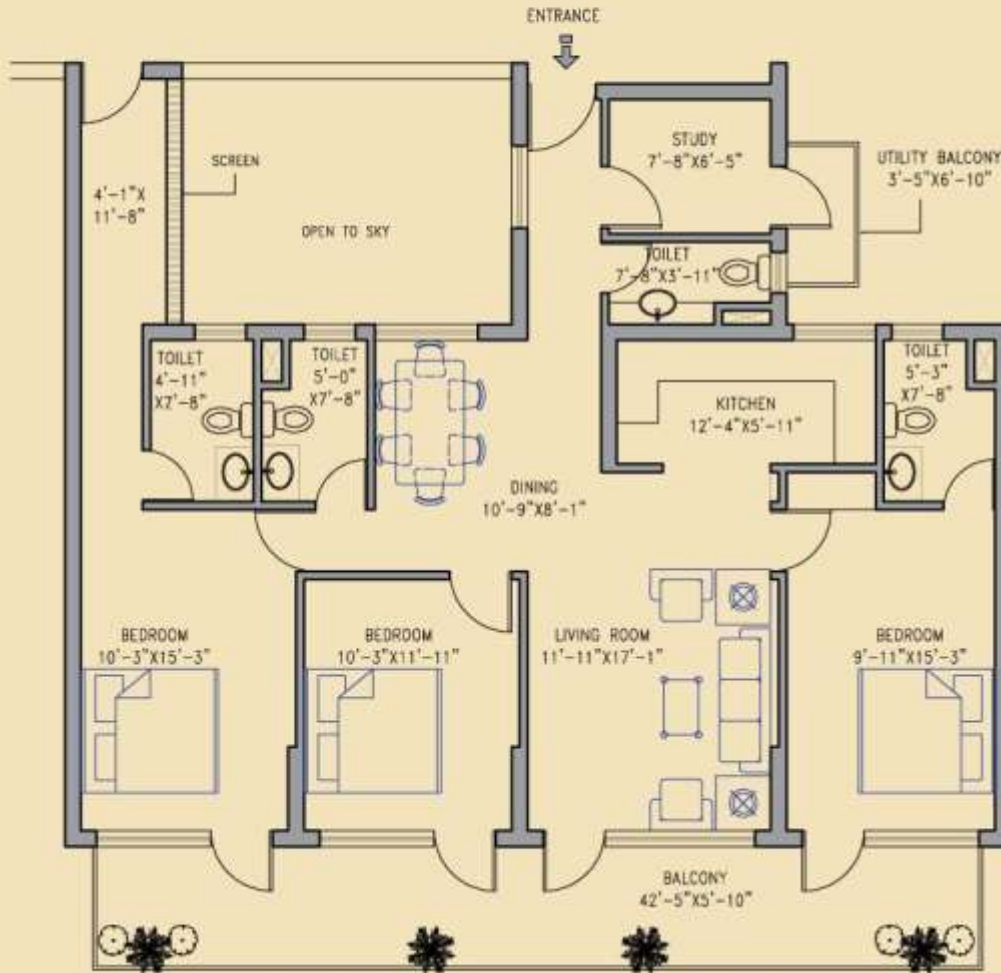
3 BEDROOMS

STUDY

2 ATTACHED TOILETS

2 DETACHED TOILETS

SIT-OUT & UTILITIES BALCONIES



3 BEDROOM + STUDY
SUPER AREA: 1828sq Ft

DUAL ENTRANCE

LIVING & DINING

3 BEDROOMS

STUDY

2 ATTACHED TOILETS

2 DETACHED TOILETS

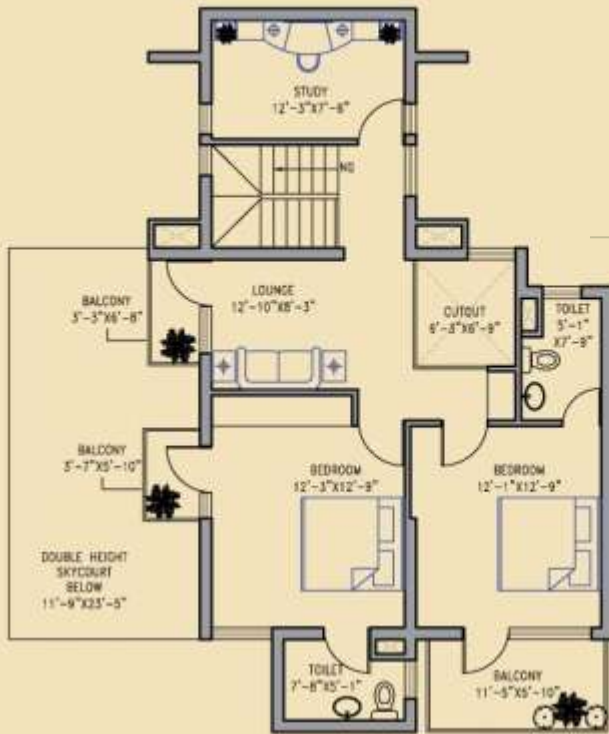
SIT-OUT & UTILITIES BALCONIES



Duplex Apartments

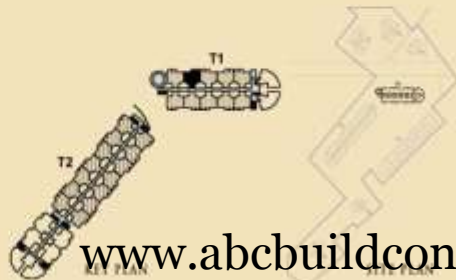
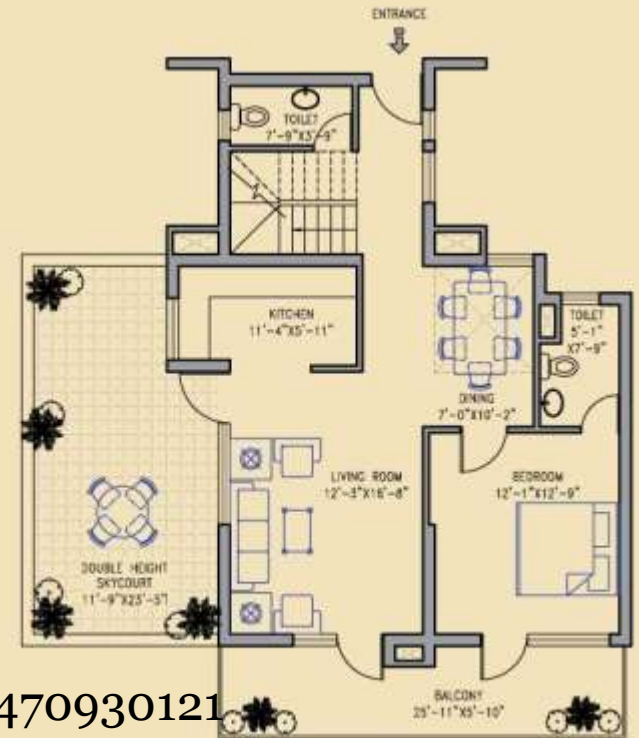
3 BEDROOM + STUDY

SUPER AREA: 2256/2311/2495/2518/2550 Sq. Ft.



Level 1
 LIVING & DINING
 3 BEDROOMS
 2 ATTACHED TOILETS
 2 DETACHED TOILETS
 KITCHEN WITH UTILITY BALCONY
 2 SIT-OUT BALCONIES

Level 2
 FAMILY LOUNGE
 2 BEDROOMS
 2 ATTACHED TOILETS
 STUDY
 SIT-OUT BALCONY



Duplex Apartments

3 BEDROOM + STUDY

SUPER AREA: 2256/2311/2495/2518/2550 Sq. Ft.



Level 2
FAMILY LOUNGE
2 BEDROOMS
2 ATTACHED TOILETS
STUDY
SIT-OUT BALCONY



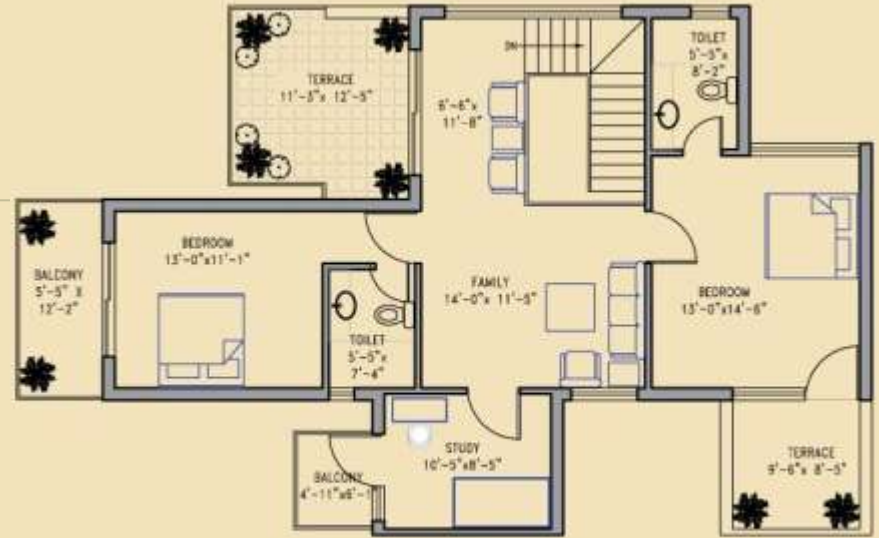
Level 1
LIVING AND DOUBLE HEIGHT DINING
1 BEDROOM
1 ATTACHED TOILET
1 DETACHED TOILET
KITCHEN
DOUBLE HEIGHT SKY COURT
2 SIT-OUT BALCONIES



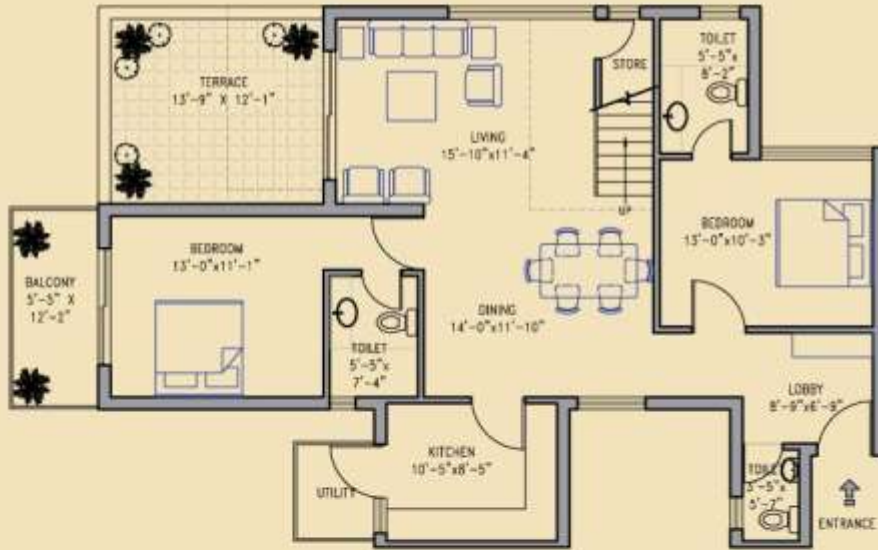


Duplex Apartments

4 BEDROOM + STUDY
 SUPER AREA: 3109 Sq. Ft.



Level 2
 2 BEDROOMS
 2 ATTACHED TOILETS
 1 STUDY
 LOUNGE
 SIT-OUT BALCONIES & TERRACE



Level 1
 LIVING & DINING
 2 BEDROOMS
 2 ATTACHED TOILETS
 1 DETACHED TOILET
 KITCHEN WITH UTILITY BALCONY
 SKY COURT/TERRACE

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Duplex Apartments

4 BEDROOM + STUDY
SUPER AREA: 3109 Sq. Ft.



Level 2
2 BEDROOMS
2 ATTACHED TOILETS
1 STUDY
LOUNGE
SIT-OUT BALCONIES & TERRACE



Level 1
LIVING & DINING
2 BEDROOMS
2 ATTACHED TOILETS
1 DETACHED TOILET
KITCHEN WITH UTILITY BALCONY
SKY COURT/TERRACE



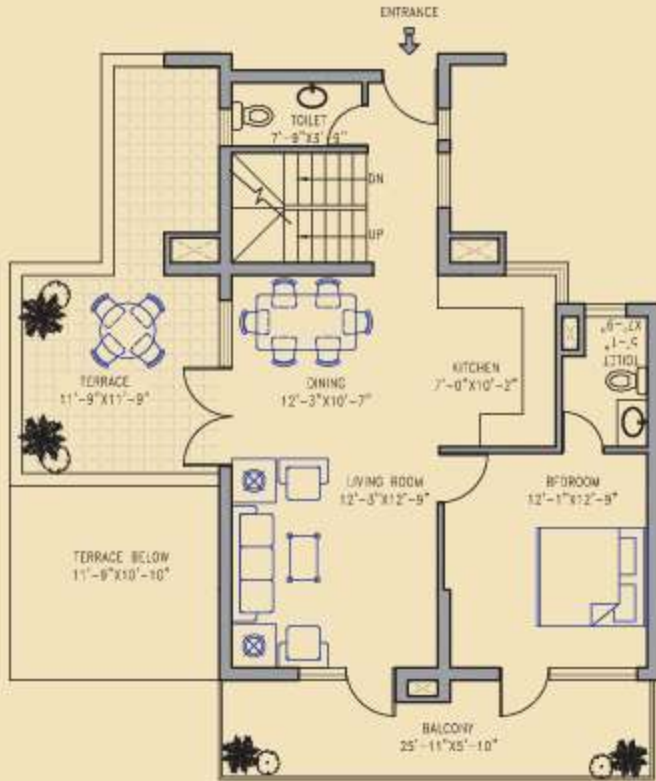
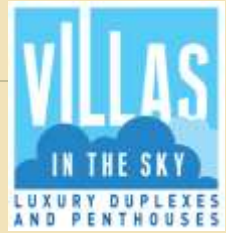


Penthouses



Penthouses

4 BEDROOM + STUDY + STORE (TRIPLEX PENTHOUSE)
SUPER AREA: 3266/3400/3826 Sq. Ft.



Level 2
1 BEDROOM
1 ATTACHED TOILET
POWDER ROOM
LIVING & DINING
KITCHEN
OPEN-TO-SKY TERRACE
SIT-OUT BALCONY

Level 1
3 BEDROOMS
3 ATTACHED TOILETS
LOUNGE
STUDY
OPEN-TO-SKY TERRACE
SIT-OUT BALCONY

Penthouses

4 BEDROOM + STUDY + STORE (TRIPLEX PENTHOUSE)
SUPER AREA: 3266/3400/3826 Sq. Ft.



Level 2
1 BEDROOM
1 ATTACHED TOILET
POWDER ROOM
LIVING & DINING
KITCHEN
OPEN-TO-SKY TERRACE
SIT-OUT BALCONY



Level 1
3 BEDROOMS
3 ATTACHED TOILETS
LOUNGE
STUDY
OPEN-TO-SKY TERRACE
SIT-OUT BALCONY

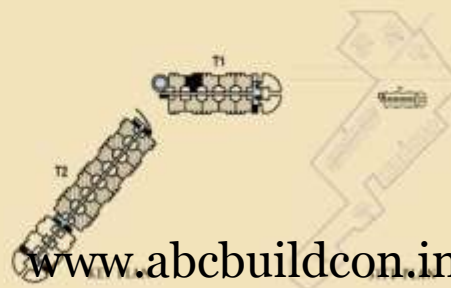
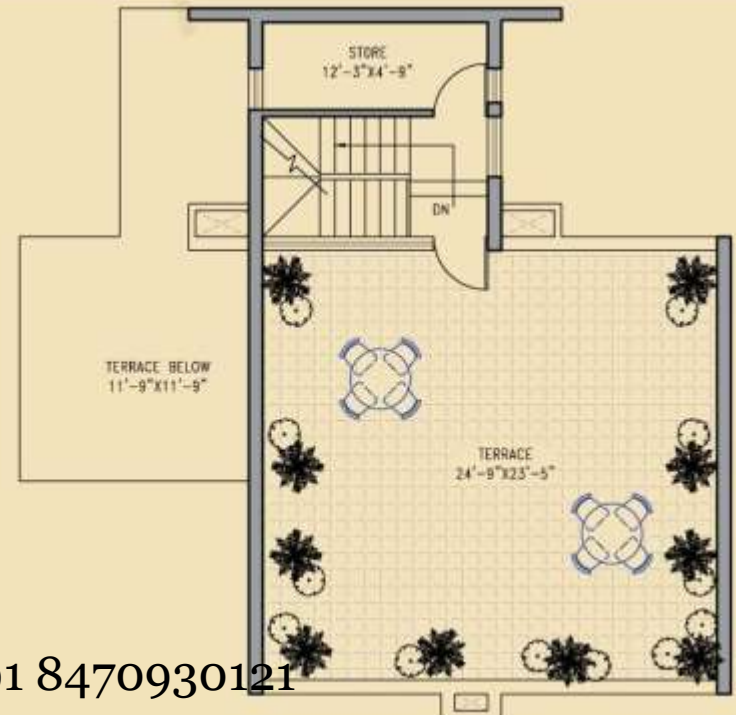


Penthouses

4 BEDROOM + STUDY + STORE
(TRIPLEX PENTHOUSE)
SUPER AREA: 3266/3400/3826 Sq. Ft.



Level 3
STORE
OPEN-TO-SKY TERRACE
WITH ROOF GARDEN
BBQ





ILD SPIRE GREENS
37 C, GURGAON

A PROJECT BY



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