

# Aarohan

TECHNICAL BOOK  
PHASE-1

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# आरोहन Aarohan

आरोहन: इतिहासिक, नया, ते अस्तित्व ते ते फंड

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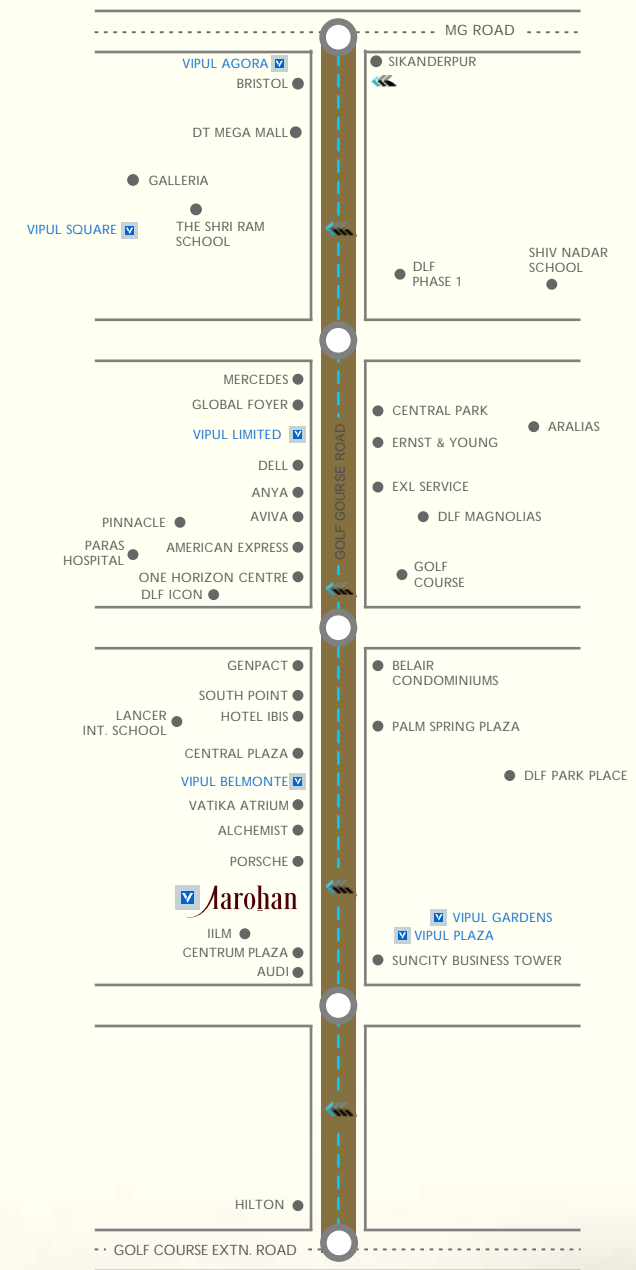


arrival experience

LOCATION MAP



**AAROHAN**  
Sector 53, Golf Course  
Road, Gurgaon



Map not to scale

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



*the iconic towers*



**AAROHAN RESIDENCES**  
PHASE-1

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.

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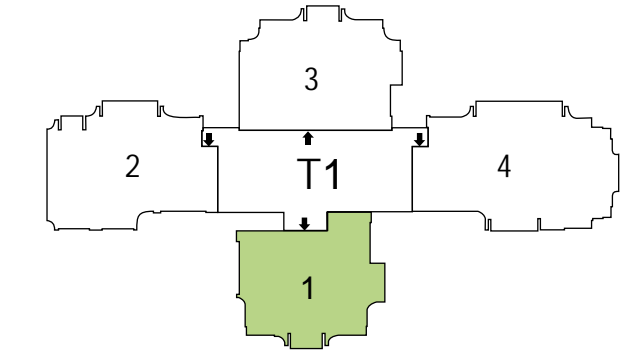


KEY PLAN - TOWER 1



FLOOR PLAN

PLAN - UNIT 1  
185.804 sq.mt. (2000 sq.ft.)  
T1 - 101 TO T1 - 3401



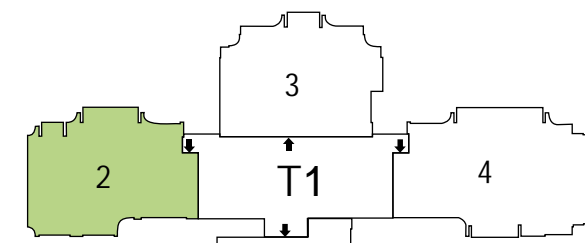
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FLOOR PLAN

PLAN - UNIT 2

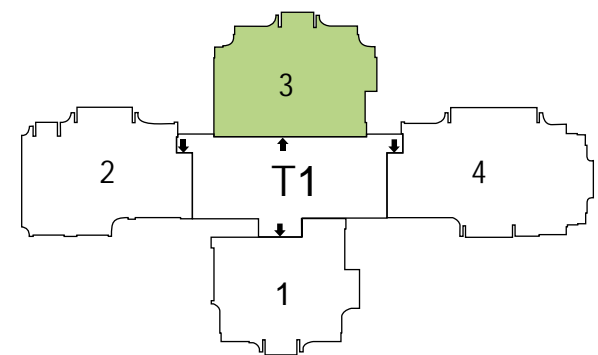
220.178 sq.mt. (2370 sq.ft.)  
 T1 - 102 TO T1 - 602  
 T1 - 1002 TO T1 - 1602  
 T1 - 2002 TO T1 - 2502  
 T1 - 2902 TO T1 - 3402



FLOOR PLAN

PLAN - UNIT 3

208 sq.mt. (2240 sq.ft.)  
 T1 - 103 TO T1 - 3403

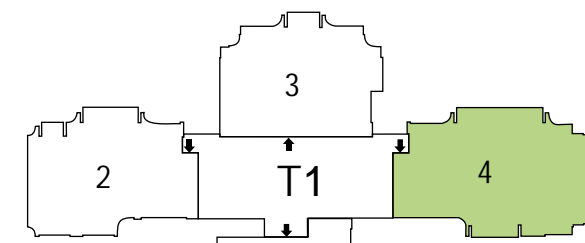


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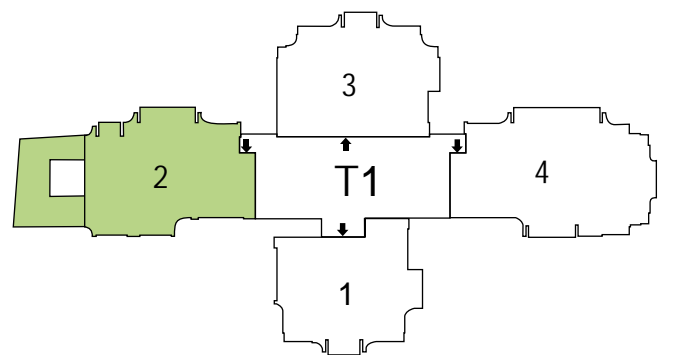
FLOOR PLAN

PLAN - UNIT 4  
270.345 sq.mt. (2910 sq.ft.)  
T1 - 104 TO T1 - 3404



FLOOR PLAN

PLAN - UNIT 2  
220.178 sq.mt. (2370 sq.ft.)  
TERRACE 43.664 sq.mt. (470 sq.ft.)  
T1 - 902, T1-1902, T1- 2802



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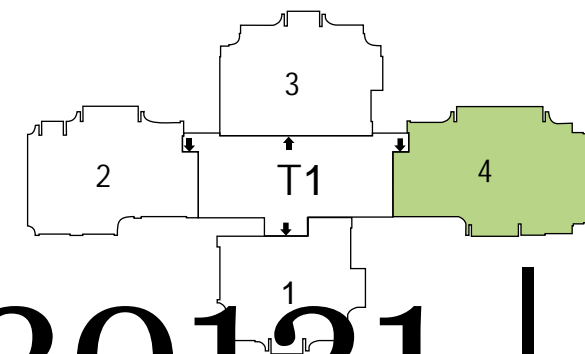


FLOOR PLAN

PLAN - DUPLEX  
506.317 sq.mt. (5450 sq.ft.)  
T1 - 04



LOWER LEVEL PLAN

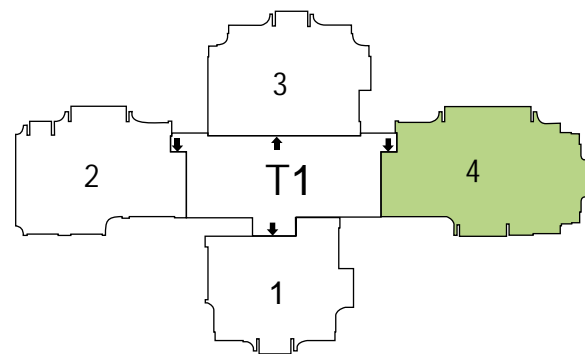


FLOOR PLAN

PLAN - DUPLEX



UPPER LEVEL PLAN



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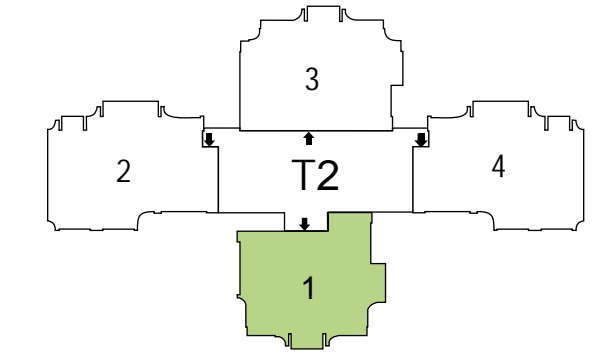


KEY PLAN - TOWER 2



FLOOR PLAN

PLAN - UNIT 1  
185.804 sq.mt. (2000 sq.ft.)  
T2 - 101 TO T2 - 3601



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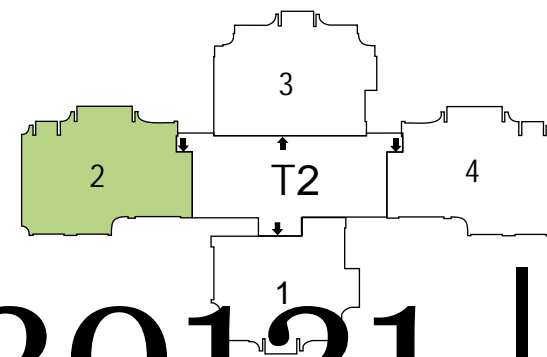


FLOOR PLAN



PLAN - UNIT 2

210 sq.mt. (2260 sq.ft.)  
 T2 - 102 TO T2 - 602  
 T2 - 1002 TO T2 - 1602  
 T2 - 2002 TO T2 - 2502  
 T2 - 2902 TO T2 - 3602

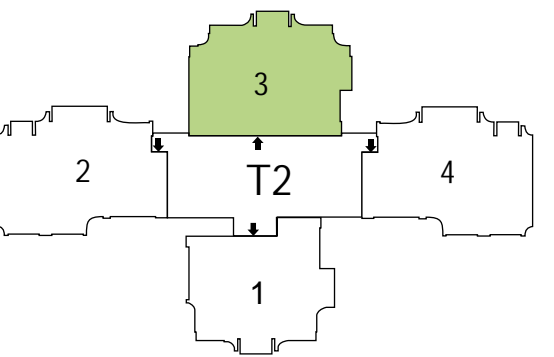


FLOOR PLAN



PLAN - UNIT 3

208 sq.mt. (2240 sq.ft.)  
 T2 - 103 TO T2 - 3603



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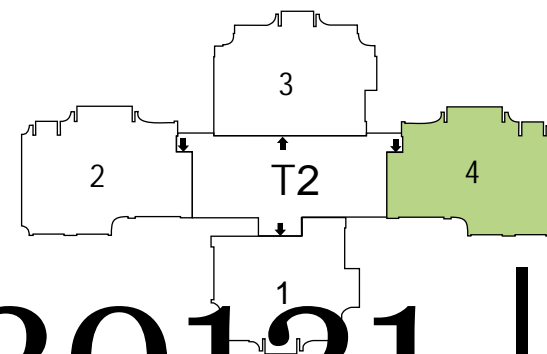


FLOOR PLAN



PLAN - UNIT 4

210 sq.mt. (2260 sq.ft.)  
 T2 - 104 TO T2 - 604  
 T2 - 1004 TO T2 - 1604  
 T2 - 2004 TO T2 - 2504  
 T2 - 2904 TO T2 - 3604

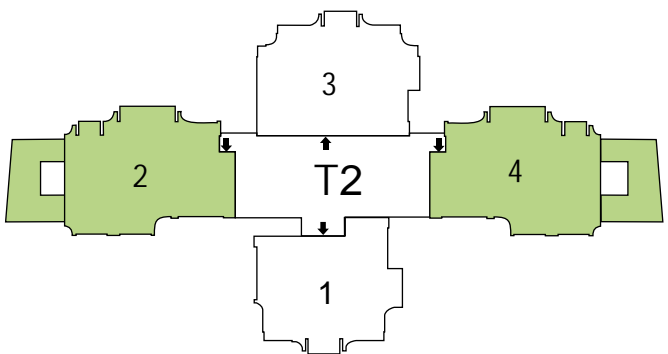


FLOOR PLAN



PLAN - UNIT 2/4

210 sq.mt. (2260 sq.ft.)  
 TERRACE 40.412 sq.mt. (435 sq.ft.)  
 T2-902, T2-1902, T2 - 2802  
 T2-904, T2-1904, T2 - 2804



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KEY PLAN - TOWER 3

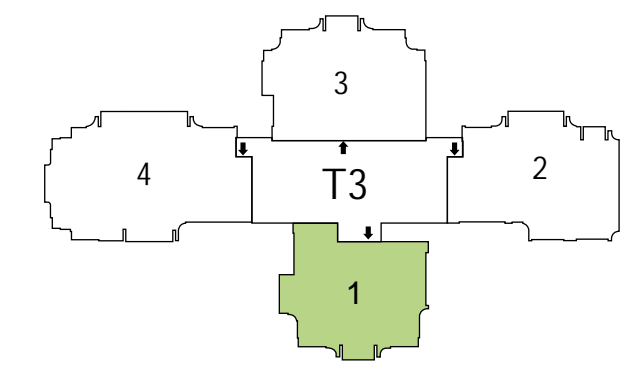


FLOOR PLAN



PLAN - UNIT 1

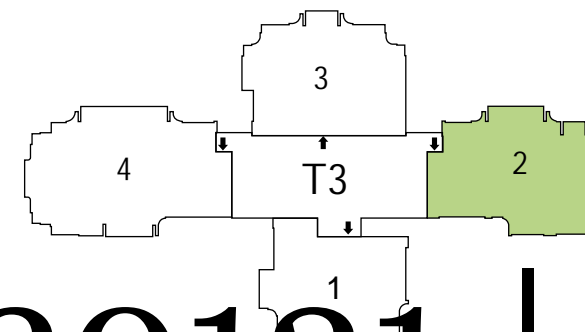
185.804 sq.mt. (2000 sq.ft.)  
T3 - 101 TO T3 - 3401



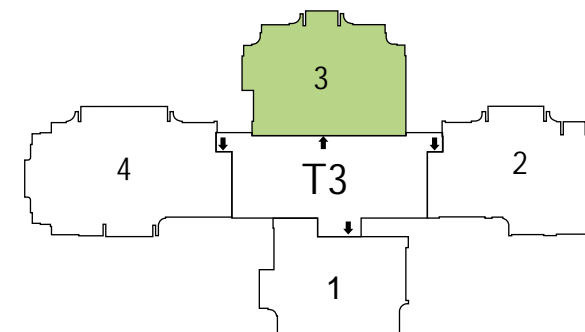
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FLOOR PLAN



FLOOR PLAN

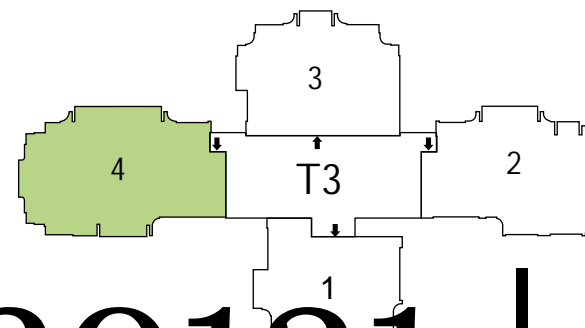


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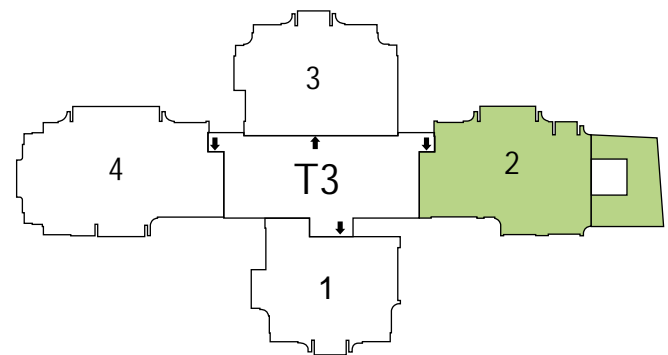
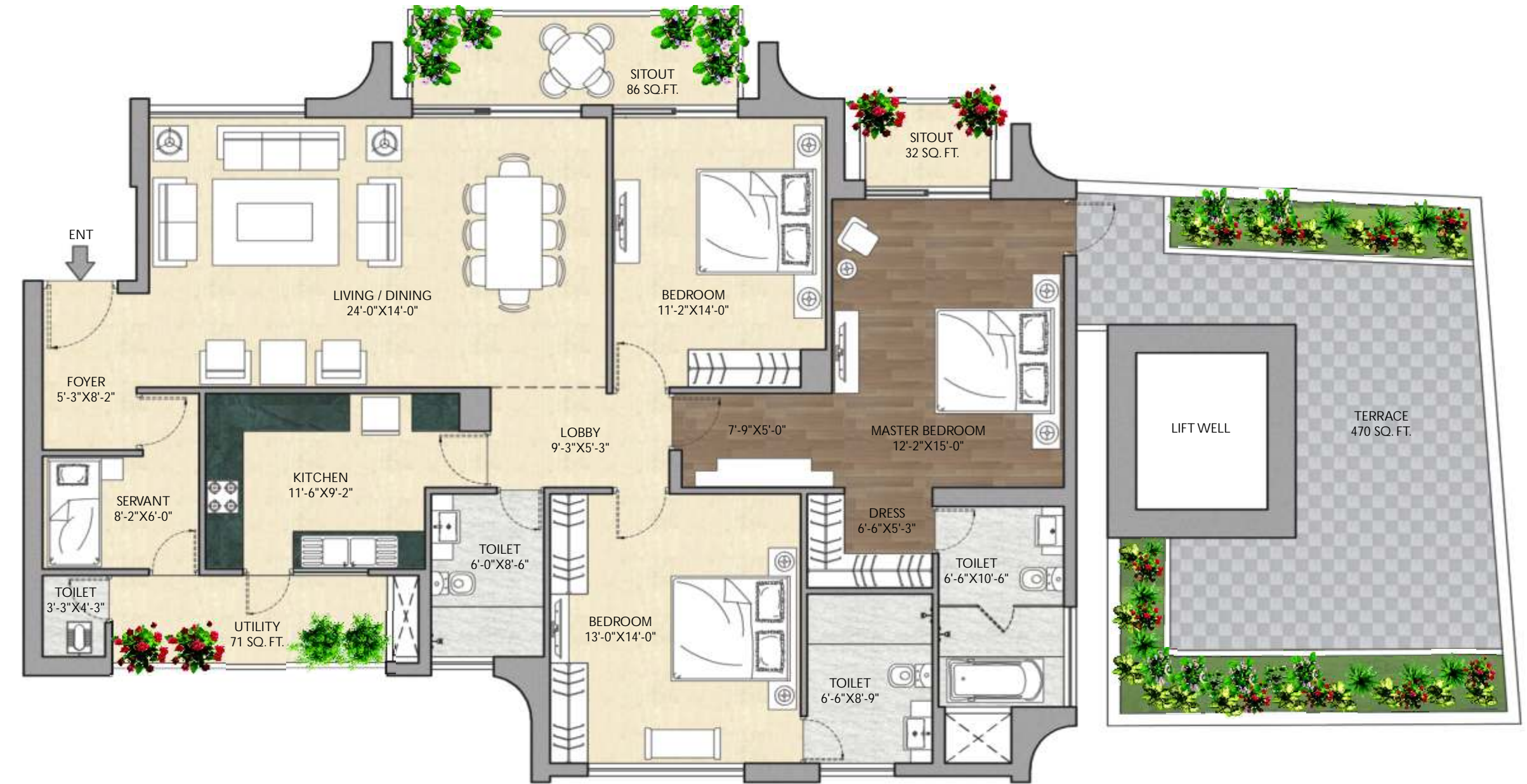
FLOOR PLAN

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T3 - 104 TO T3 - 3404



FLOOR PLAN

PLAN - UNIT 2  
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TERRACE 43.664 sq.mt. (470 sq.ft.)  
T3-902, T3-1902, T3 - 2802

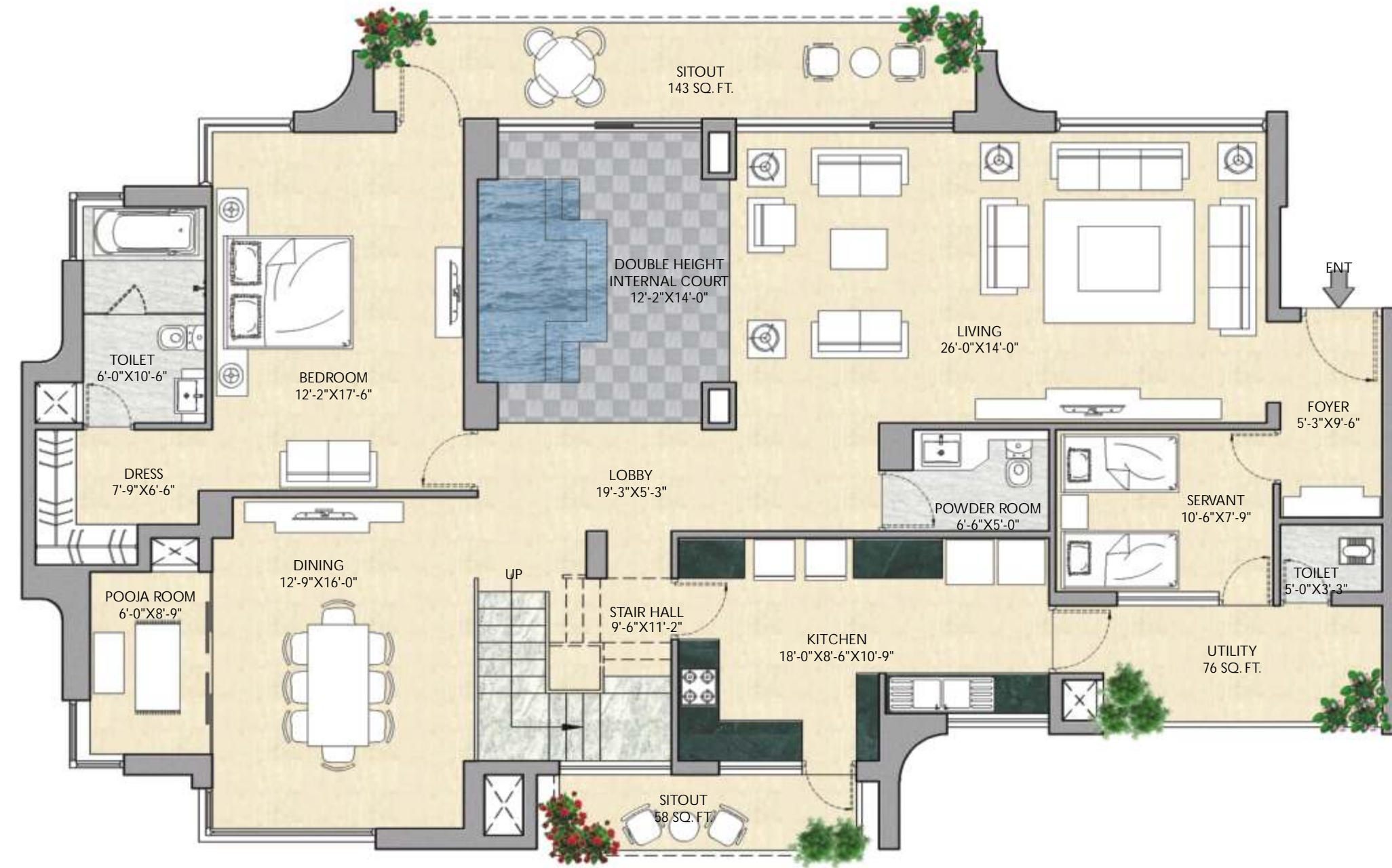


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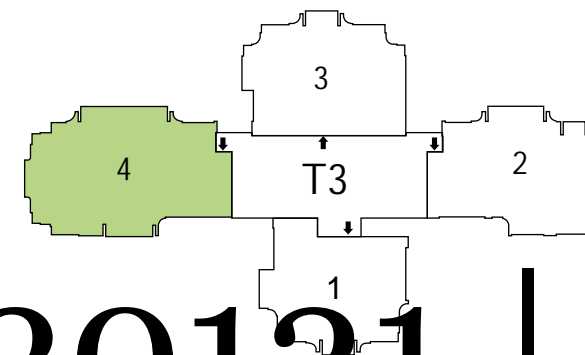


FLOOR PLAN

PLAN - DUPLEX  
506.317 sq.mt. (5450 sq.ft.)  
T3 - 04



LOWER LEVEL PLAN

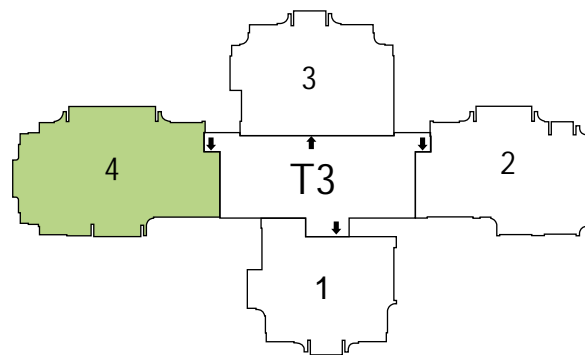


FLOOR PLAN

PLAN - DUPLEX



UPPER LEVEL PLAN



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*shaded boulevard*



*the iconic towers*

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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 DOUBLE 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, GEYSER, 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



sky gym




sky spa



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## 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





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Vipul

GURGAON

- Vipul Gardens
- Vipul Greens
- Vipul Belmonte
- Vipul World
- Vipul Floors
- Vipul Lavanya
- Tatvam Villas
- 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 14 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 -1 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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