

Paras Trinity

Sector- 63, near Golf Course Extension Road, Gurgaon.



Project Location



Paras Trinity, Sec 63, near Golf Course Extn Road, Gurgaon

Project Details

Project Name : Paras Trinity

Project Address: Sector- 63, near Golf Course Extension Road, Gurgaon

Building : Retail (Ground to 2nd Floor) / Commercial (3rd to 12th Floor)

Number of Floors: Ground + 12

Floor Plans

Floor Plan – Ground Floor



GROUND FLOOR



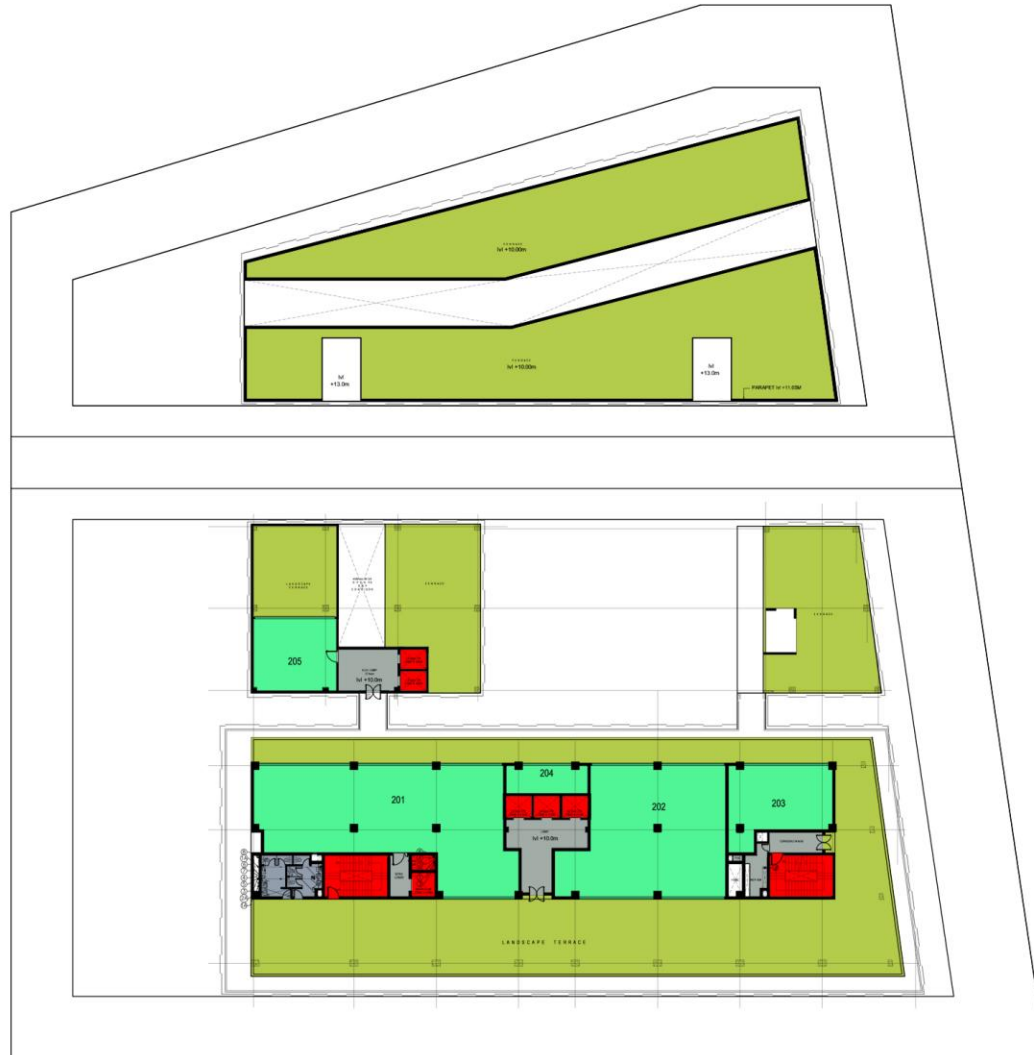
Floor Plan – First Floor



FIRST FLOOR



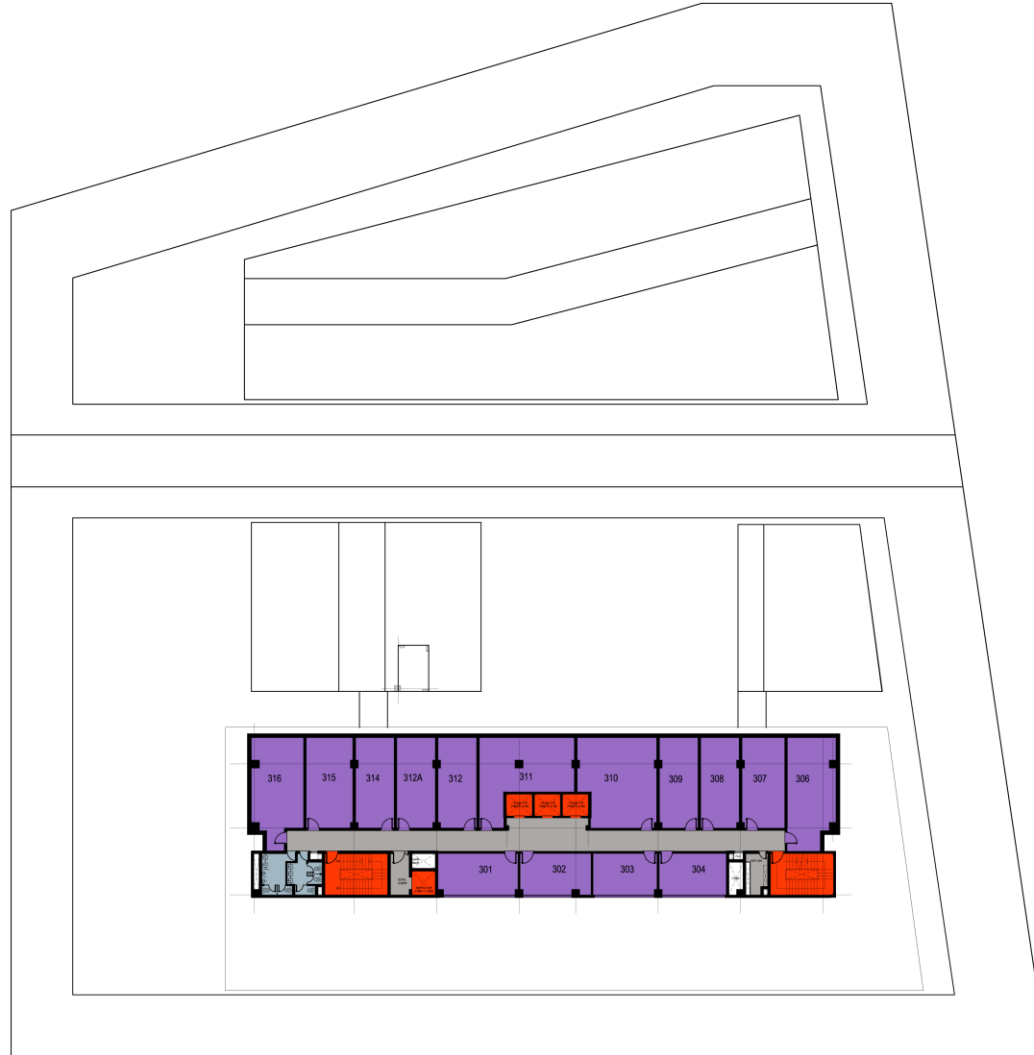
Floor Plan - 2nd Floor



SECOND FLOOR



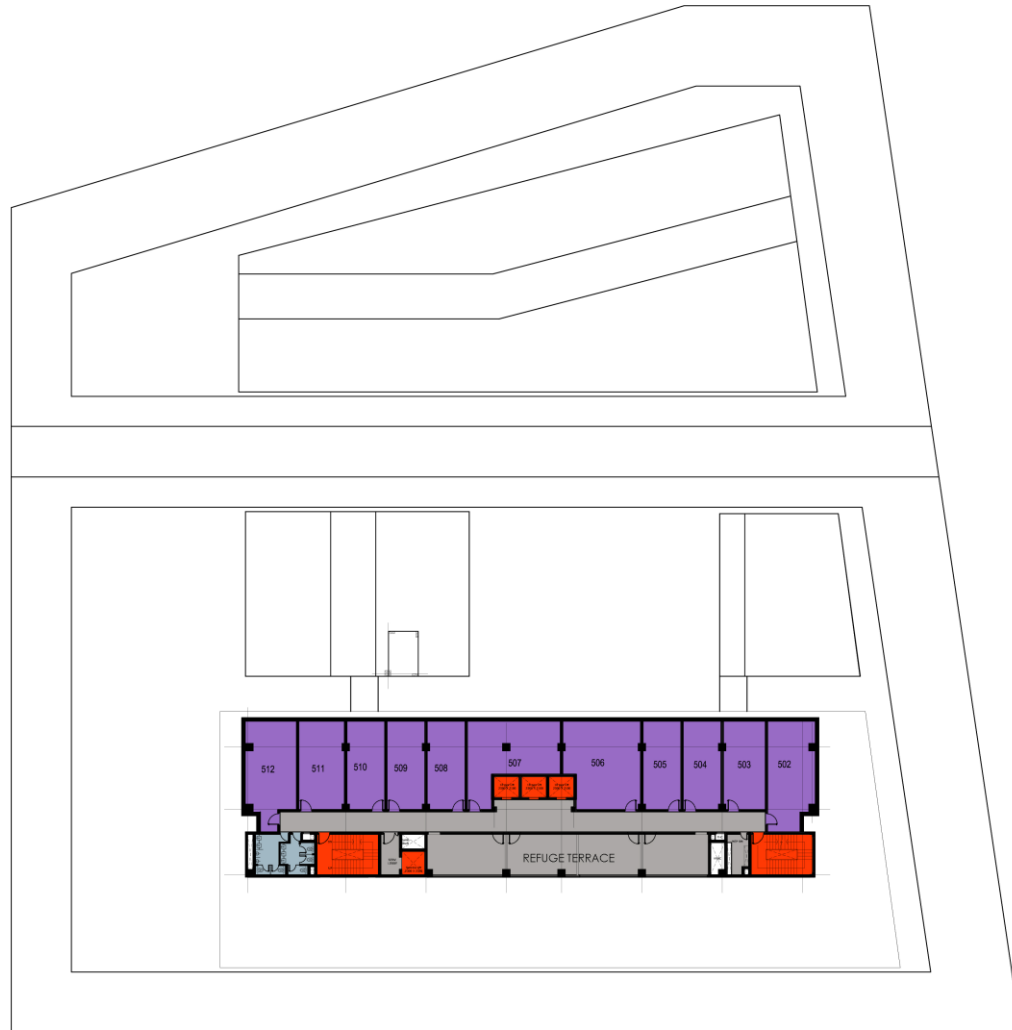
Floor Plans – 3rd / 4th / 6th / 7th / 8th / 10th & 11th Floor



THIRD FLOOR



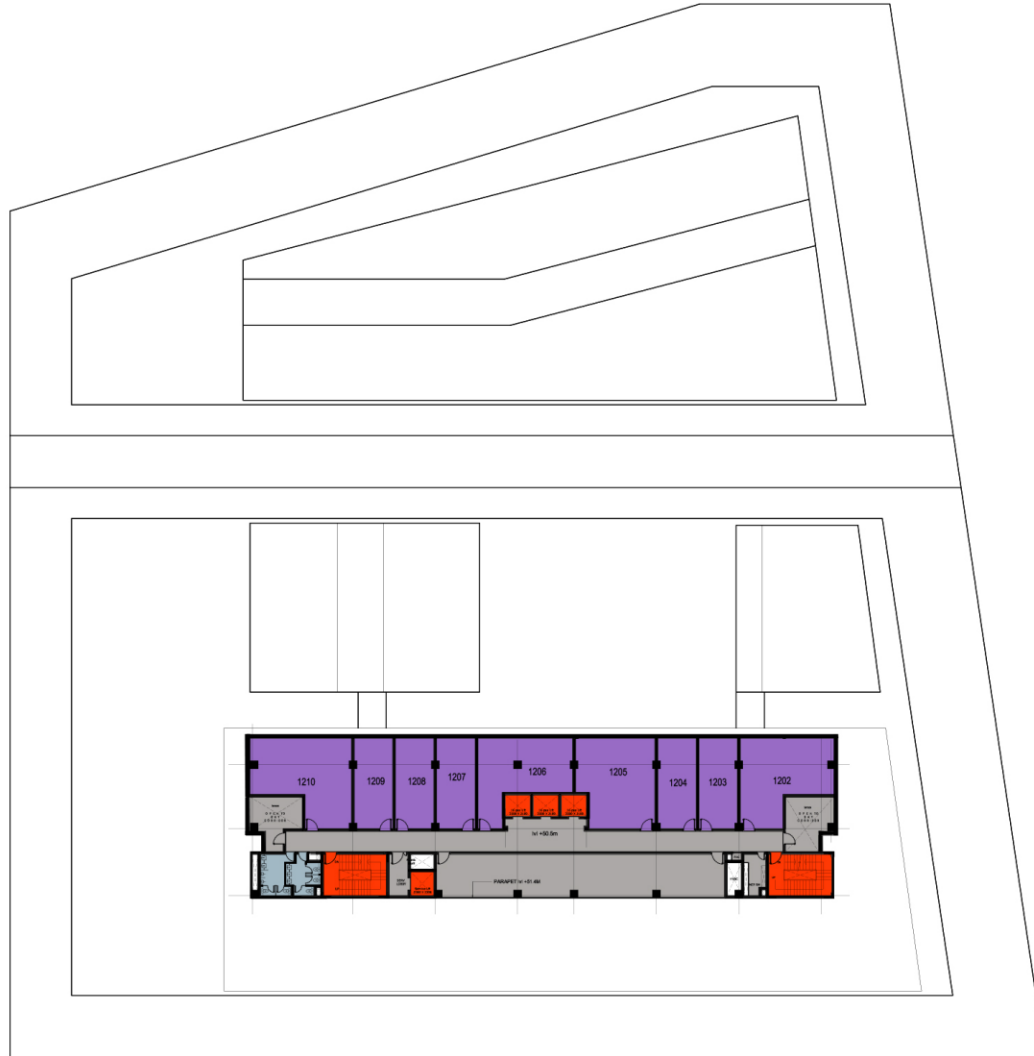
Floor Plans – 5th & 9th Floor



FIFTH FLOOR



Floor Plan – 12th Floor



TWELFTH FLOOR



Retail Specifications

- **RETAIL SHOPS:-**
 - Retail Floors-Ground, first and second
 - Large storefronts and glazing areas for Retail Units
 - Arcade along all Retail units
 - Dedicated signage areas for all units as per design
- **STRUCTURE:-**
 - RCC slab and column structure with masonry Partitions
 - Lifts and staircases connecting Retail Levels
- **LANDSCAPE: -**
 - Richly landscaped central plaza with paving And decorative features
 - Pedestrian plaza designed with seating areas And food kiosks
 - Dedicated drop-off zone and entrance for Office
 - Pedestrian friendly with landscape features
- **FINISHES: -**
 - Exterior Combination of Glazed storefronts, Windows, Stone, Metal Pannels and painted Surface
 - Lobbies Combination of Stone and painted Surface
 - Basement Broom finish Concrete
 - Tenant floor Concrete floor
 - Toilets Finished toilets with modern fittings and fixtures
- **PARKING:-**
 - Ample Surface and Basement Parking
 - Provision of access control and video Surveillance
- **SECURITY: -**
 - Video surveillance Basement parking and Basement & Ground floor lobbies
 - Manned security Boom barrier at all Vehicular entry & exit points
- **LIFE SAFETY:-**
 - Wet Riser/Hose Reels/Sprinklers/Fire extinguishers **Provided as per norms**
 - External Fire Hydrant (**Provided as per norms**)
- **HVAC:-**
 - AC : Provision of Split AC units
 - Ventilation and Exhaust Provided for Common toilets and Basement
- **ELECTRICAL:-**
 - Distribution Provision of cable up to tenants Distribution Board
 - Metering Tenant load will be metered
 - Lightning protection & Earthing Pits **Provided**
 - Emergency Lighting Emergency lighting in selected common area
- **DIESEL GENERATORS:-**
 - 100% automatic backup provided for Lighting, Power, and AC
- **SIGNAGE:-**
 - **Internal** Main lobby equipped with Tenant Directory and Directional signs
 - **External** External Signage as per developers design and Conditions

Office Specifications

- **OFFICE SUITE:-**

- Office Floors-Third to Eleventh
- Landscape terrace area on selected floors

- **STRUCTURE:-**

- RCC slab and column structure with masonry Partitions
- Passenger & Service Elevator and Staircases Connecting Office levels

- **LANDSCAPE: -**

- Richly landscaped central plaza with paving And decorative features
- Pedestrian plaza designed with seating areas And food kiosks
- Dedicated drop-off zone and entrance for Office

- **FINISHES: -**

Lobbies	Combination of Stone and painted surface
Basement	Broom finish Concrete
Tenant floor finish	Concrete floor
Common Toilets	Finished toilets with modern fittings and fixtures

- **PARKING:-**

- Ample basement and surface parking
- Provision of access control and video Surveillance

- **SECURITY: -**

- Video surveillance Basement parking and Basement & Ground floor lobbies
- Manned security Boom barrier at all Vehicular entry & exit points

- **LIFE SAFETY:-**

- Wet Riser/Hose Reels/Sprinklers/Fire extinguishers

- **Provided as per norms**

- External Fire Hydrant

- **Provided as per norms**

- **HVAC:-**

- AC Centrally air-conditioned.
- Ventilation and Exhaust Provided for Common toilets and Basement

- **ELECTRICAL:-**

- Distribution Provision of cable up to tenants Distribution Board
- Metering Tenant load will be metered
- Lightening protection & Earthing Pits **Provided**
- Emergency Lighting : Emergency lighting in select common area

- **DIESEL GENERATORS:-**

- 100% Power backup provided for Lighting, Power, and AC

- **SIGNAGE:-**

- **Internal** Main lobby equipped with Tenant Directory and Directional signs
- **External** External Signage as per developers design

Payment Plan (Construction Linked)

On Booking	10% of Basic Sale Price
Within 60 Days of Booking	10% of Basic Sale Price
On Start of Excavation (or 60 Days From Above)	10% of Basic Sale Price + PLC (If Applicable)
On Casting of Upper Basement Slab	10% of Basic Sale Price + Car Parking
On Casting of First Floor Slab	10% of Basic Sale Price
On Casting of Third Floor Slab	10% of Basic Sale Price
On Casting of Fifth Floor Slab	10% of Basic Sale Price
On Casting of Seventh Floor Slab	10% of Basic Sale Price
On Casting of Tenth Floor Slab	5% of Basic Sale Price + EDC + IDC
On Installation of Services	10% of Basic Sale Price + IFMS
On Notice of Possession	5% of Basic Sale Price + Registration and Stamp Duty Charges, as applicable

Payment Plan (Down payment)

On Booking	10% of Basic Sale Price
Within 60 Days of Booking	85% of Basic Sale Price - Less Down Payment Rebate of 10% of Basic Sale Price+ Parking Charges + PLC
On notice of Possession	5% of Basic Sale Price + EDC + IDC + IFMS + Registration and Stamp Duty Charges, as applicable