



TREHAN
LUXURY FLOORS
Creating Communities Since 1989

PRESENTING

**3 BHK ELEGANT LUXURY
BUILDER FLOORS**



"This property takes care of the next level by integrating with the facility management company JLL."



ONE GOOD EARTH

SECTOR-71, GURGAON



1300 METERS FROM SPR ROAD

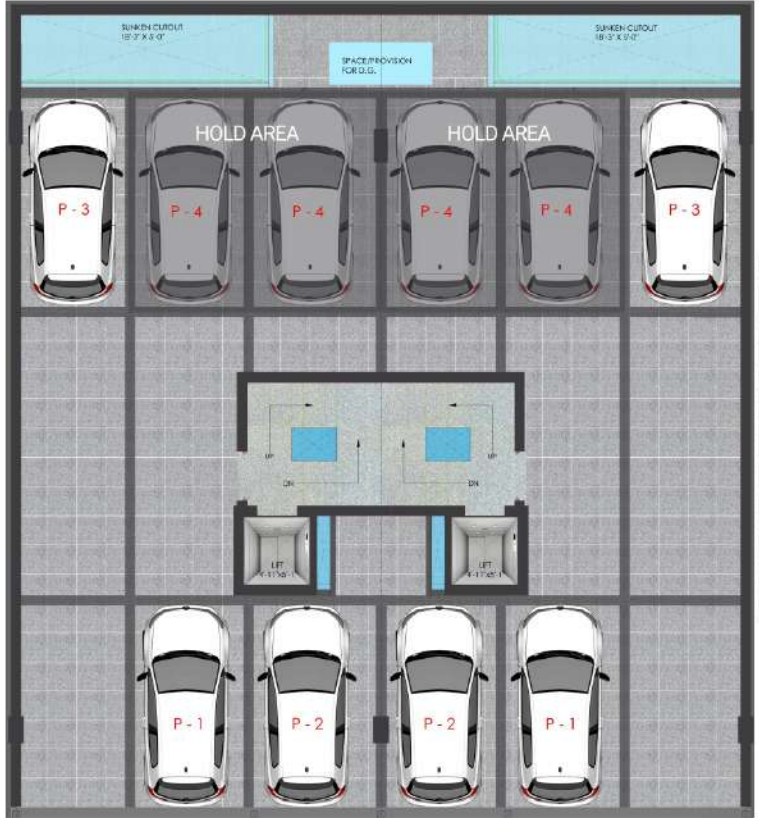
1500 METERS FROM GURGAON SOHNA ROAD

BESIDES DLF ALAMEDA



PLAN-A

PLAN-B



PLAN-A

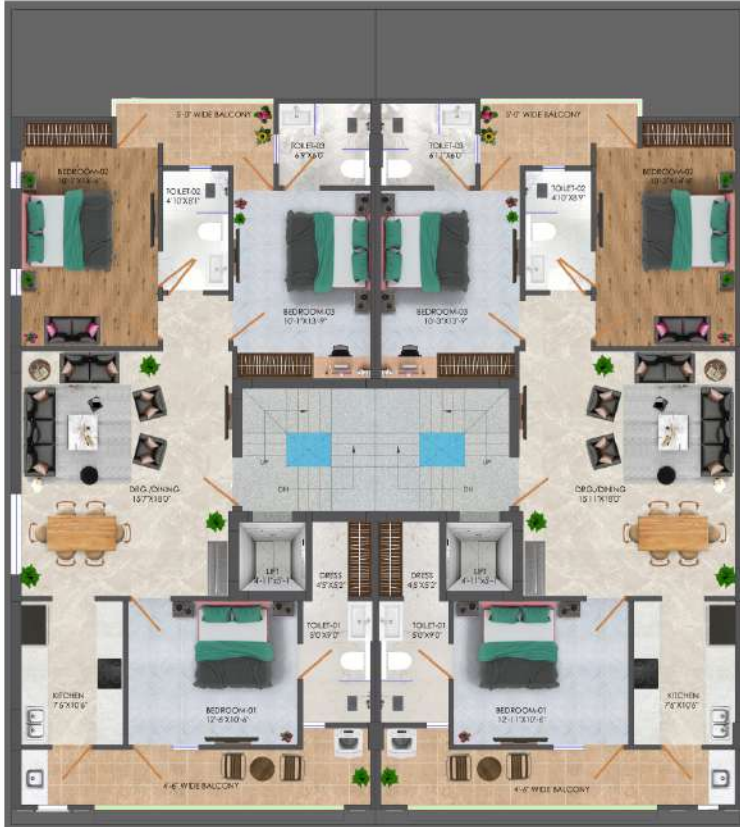
PLAN-B

UTILITY SPACE(BASEMENT)

**3 BHK
LUXURY FLOORS**

STILT FLOOR





PLAN-A

PLAN-B



PLAN-A

PLAN-B

TYPICAL FLOOR

3 BHK LUXURY FLOORS

TERRACE FLOOR





TREHAN LUXURY FLOORS { SPECIFICATIONS } TREHAN 71- ONE GOOD EARTH

STRUCTURE

Steel Grade - Fe500 or Fe550D; Cement - (Ultratech / J.K. Lakshmi or Equivalent); Used All ready-mix concrete (RMC) M25/M30 Grade; 1st Class Red Bricks/ Flyash Bricks for all walls. AAC Blockwork in Stilt area and partition walls between units.

FLOOR FINISHES

Drawing room/ Lobby; Kitchen - Imported marble
 Bedroom - Vitrified Tiles
 Bathrooms - Vitrified Tiles at walls and floor (24"x48" & 24"x24") designed in combination.
 Balconies - Vitrified Tiles (16"x16")
 Staircase - Granite
 Stilt Parking - Parking Tiles (16"x16")

WALLS

Wall molding in Drawing room.

KITCHEN/ WARDROBES/ VANITIES

Modular Kitchen with imported fittings finished in High end Laminates, Quartz Counter top, Tiles (24"x48") on walls up-to 2' above counter top; Appliances: Hob and Chimney (KAFF, Glen, Hindware, Elica or Equivalent). Wardrobes and TV Units in Bedrooms finished in High end Laminates as per Wardrobe & TV Unit design.

CEILING & PAINT

POP False ceiling in all Bedrooms, Lobby, Drawing room, Dining Area and Kitchen; POP punning/Gypsum plaster on walls; Plastic Emulsion paint on internal Walls and Ceiling (Berger or equivalent); Weather shield Exterior paint on External Façade (Berger or equivalent). Rustic paint at stilt floor walls and Plastic Emulsion paint at ceiling (Berger or equivalent). 2' x 2' grid false ceiling in toilets.

DOORS

External Doors and Windows - UPVC Profile (with Pleated mesh) with 6mm toughened Glass.
 Internal Doors - Laminate cladded Flush Door; Door frames and Architrave- Laminate/ Veneer cladded; Door Hardware in SS Matt finish (Dorset, Harrison or Equivalent); Electronic lock on main door (Dorset, Hawkvision or Equivalent).

LIFT

4-6 Passengers by reputed Elevators brand.

ELECTRICAL

PVC Conduits (Astral/Polypack/AKG/Setia/Anchor); Wiring (KEI / Polycab/Havells Standard/Anchor); MCB (Havells Standard/Anchor/Hager or Equivalent); Socket & Switches (Panasonic/Havells /Anchor or equivalent); Ceiling fans in All Rooms and Lobby; Exhaust fans in all Bathrooms (Havells Standard/Anchor or equivalent); LED Lighting in Coves and Downlights; Designer Chandelier in Drawing room; 25L Geysers in all Bathrooms and 3L Geysers in Kitchen (Havells Standard/ Racold/ Anchor or equivalent). Provision of Air Conditioning system in Living/Dining, Bedrooms. Provision of Refrigerator & Washing Machine (in balcony). Providing DG for power backup. Electric Car Charging Point for each floor. Wi-Fi Provision at each floor & terrace. Sensor lighting in staircase lobby.

TOILETS

Mirrors over Vanities of Washrooms; Glass cubical in Shower area; WC, Washbasin (Jaquar/American Standard or Equivalent); Faucets (Jaquar/Grohe or Equivalent); Cisterns (Jaquar/Grohe or equivalent). Granite at vanity Counter top. Vanity in Toilets finished in High end Laminates as per Vanity design.

PLUMBING

UPVC/CPVC Pipes (Hindware Truflow/Astral/Supreme/Apollo/Fusion/Prince/Finalex or Equivalent); UG water pump for each floor separately. Under Ground tank for each floor of ~1000L and overhead tank of 1000L (Hindware Truflow/ Vectus or equivalent).

RAILINGS

Front Balcony railing in as per Façade design. Rear Balcony in MS.

SECURITY

Video Door Phone (VDP) connected with main gate; Provision of CCTV cameras in stilts.

ELEVATION

Designer Elevation as per latest designs.

AUTOMATION

Automation of 1 circuit of Lights in Drawing room and 1 Bedroom in Front. Automation of Curtains in 1BR in front.

STILT FLOOR

Floor - Parking Tiles
 Walls - Tile cladding at lift door wall. Rustic paint at walls and Plastic Emulsion on Ceiling (Berger/UltraTech or equivalent).

TERRACES

Floor - Anti-skid floor tiles (16"x16") Designed in combination.
 Walls - Weather shield Exterior paint (Berger/Apex or equivalent).
 Covering of pipes (Ring line at Parapet wall) at Terrace in Shera/Bison Board finished in paint.
 Lights at Parapet wall. Provision of Wi-Fi.

BASEMENT

Vitrified Tiles at floor (32"x64")
 Plastic paint at walls and ceiling (Berger/UltraTech or equivalent), ceiling fan and light.
 Provision of Air Conditioning & Wi-Fi.

DISCLAIMER

- Marble/Granite being natural material have inherent characteristics of color and grain variations.
- Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations may be necessary during construction.
- The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard.
- Horizontal Plumbing/Electrical pipes will run below beam in Basement. Basement Height will be less at areas where pipes are running.

SOHNA ROAD AND SPR
 HERO HONDA CHOWK
 PARK HOSPITAL
 MEDANTA THE MEDICITY
 HUDDA CITY CENTRE METRO
 RAJEEV CHOWK
 AIRIA MALL
 NATIONAL HIGHWAY
 SECTOR 54 CHOWK RAPID METRO
 IGI AIRPORT

02 hrs | 11 hrs | 05 hrs | 12 hrs | 13 hrs | 13 hrs | 05 hrs | 05 hrs | 15 hrs | 25 hrs

HOSPITALS
 1 Medanta - The Medicity,
 2 Ok Birla
 3 Park Hospital,
 4 Apollo Hospital (Under way)

METRO STATIONS
 HUDDA CITY CENTER
 Sector 54 Chowk RAPID Metro Station

SCHOOL
 1 GD Goenka School,
 2 The Paras World School,
 3 DPS INTERNATIONAL
 4 St. Xavier's High School,
 5 DAV Public School,

THEATRE
 1 SRS Cinemas
 2 Grand Cinemas
 3 Carnival Cinemas
 4 Elan PVR (under way)

SHOPPING
 1 Omaze City Centre,
 2 Good Earth City Centre,
 3 Element One
 4 Airia Mall

RESTAURANTS & BARS
 1 MSM BROADWAY
 2 HYATT REGENCY
 3 32 AVENUE
 4 REFLEX BAR
 5 Barbeque Nation

EXCELLENT LINKS TO THE CITY



**OUR
MASTER
PLAN
DEVELOPMENT**

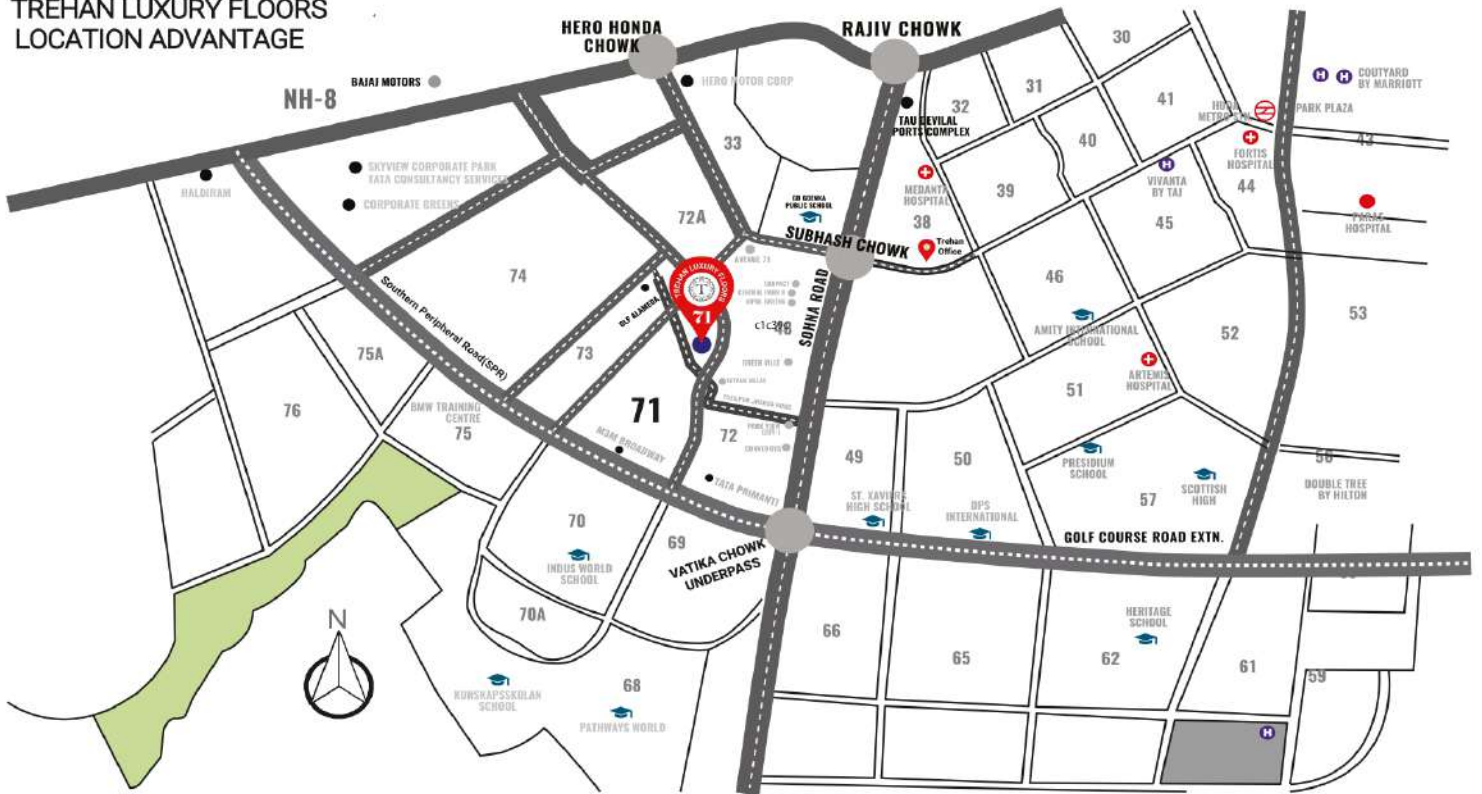
AT ONE GOOD EARTH , SECTOR 71, GURGRAM

**1500 METERS FROM GURGAON
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**1300 METERS FROM
SPR ROAD**

BESIDES DLF ALAMEDA

**TREHAN LUXURY FLOORS
LOCATION ADVANTAGE**



500 LUXURY FLOORS
ALREADY DELIVERED IN MULTIPLE LOCATIONS OF GURUGRAM

NIRVANA COUNTRY SECTOR-50	SOUTH CITY SECTOR-49	SUN CITY SECTOR-54
ESENCIA SECTOR-67	ANANT RAJ SECTOR-63A	ADANI SAMSARA SECTOR-63



TREHAN GROUP

Creating Communities Since 1989

34
years
of excellence

GURUGRAM | NEEMRANA | ALWAR | BHIWADI

**PERFECTION
PRESTIGE
PUNCTUALITY**



ACHIEVED MANY MILESTONES IN 34 YEARS

18 MILLION SQ.FT

OF AREA
DELIVERED

16 PROJECTS

COMPLETED

OVER **30K**

HOME
DELIVERED

55K HAPPY

CUSTOMERS

LARGEST

DEVELOPER IN
ALWAR

**Our
Locations**

esencia
SECTOR 67, GOLF COURSE EXT. ROAD

**ANANT RAJ
ESTATE**
ASHOK ESTATE SECTOR 63A - GURGAON

adani
SAMSARA SECTOR 63 - GURGAON

TREHAN
ONE GOOD EARTH
SECTOR -71, ON SPR ROAD, GURGAON



AMENITIES

1. GUARD HOUSE
2. CLUBHOUSE DROP-OFF
3. ENTRANCE BOULEVARD
4. ENTRANCE FOUNTAIN
5. CONGREGATING LAWN
6. LAP POOL
7. HEATED POOL
8. LEISURE POOL
9. KID'S POOL
10. KID'S WATER PLAY
11. LEISURE POOL (T7 & T8)
12. LOUNGE DECK
13. PLANTED BRIDGES

STILTED AREA

- RAISED PLANTERS WITH LUSH
- PLANTING & GREEN WALL
- TABLE TENNIS & FOOTBALL TABLES
- FLOOR CHESS BOARDS
- OUTDOOR LIBRARY
- TOT LOTS

14. SOCIAL GARDENS
 - SHADED SEATING AREAS
 - ENTRANCE GARDENS
 - SCULPTURE/ART/PHONIC AREAS
 - FLOWERBEDS & SENSORY GARDENS
 - YOGA & MEDITATION
15. STROLLING PATH
16. TOT LOT AREA
17. PRE-TEEN & TEEN'S PLAY AREA
18. PET GARDEN
19. JOGGING TRAIL
20. MIYAWAKI FOREST
21. TOWER DROP-OFF
22. ISLAND GREEN
23. MEDICINAL GARDEN

CLUBHOUSE (A)

- T2 - 4.5 BHK
- T3 - 4.5 BHK
- T4 - 4.5 BHK
- T5 - 4.5 BHK
- T6 - 4.5 BHK
- T7 - 3.5 BHK
- T8 - 3.5 BHK

SPORTS ARENA

24. TENNIS
25. BADMINTON
26. CRICKET PITCH (PRACTICE)
27. HALF BASKETBALL COURT
28. OUTDOOR GYM
29. SERVICE