



eHomesTM



Designarch Infrastructure Pvt. Ltd.

31, Shankar Vihar, Vikas Marg, Near V3S Mall, Delhi-110092

Site Address:

Plot No. HRA-8
Surajpur Site-C (Housing Extn.)
Near FNG Express Way,
Opp. Sector-Zeta, Greater Noida, Delhi-NCR

Ph.: 09911337711, 09911337722, 09911337733, 09911337744

E-mail: mkt@designarch.in, sales@designarch.in

Website: www.designarch.in



Completed Projects

Apartment Complex at
Vaishali



Apartment Complex at
Dwarka



IT Park at
Noida NH-24



ITC Welcomgroup Apartment at
Dwarka



India's first e-homes at Vaishali, Ghaziabad

The epitome of quality & commitment

"An architecture concerned with people and place, seeking the character of the solution in the nature of the problem, using the simplest, most expressive means to generate proportional, meaningful & appropriate form and space."

Dreams and visions are the only factors needed to put forth the cosmic changes we are going through and achieve the un-achievable. Designarch spearheaded by Ar. J. K. Jain, who got training under world renowned American Architect Joseph Allen Stein, strives to build the best and outperform its own visions.

Ar. J. K. Jain is one of the pioneers in residential projects and has already completed more than 40 high-rise and large housing complexes, with over 24 years of experience, a Bachelor of Architecture from IIT Roorkee, a member of American Institute of Architects, Fellow member of Indian Institute of Valuers, Advisor to Delhi Urban Arts Commission and Fellow Member of Indian Council of Arbitration. He has been appreciated by Prime Minister of India, Lieutenant Governor of Delhi and awarded by Chamber of Indian Trade and Industry Finance Ministry Govt. of India, Shri R.K. Pachauri (Nobel Laureate), Chief Minister of Delhi twice, Jayadeva Institute of Cardiology at Bangalore and also by National Highways Authority of India. The International Biographical Research Foundation found him to be one of the Eminent Personalities of India. Designarch believes in Research and Development work, so that the technology evolves with time and demand, the marvel of which can be easily looked upon through the various ongoing and past projects, encompassing all the spheres of life and architecture. Designarch eHomes™ at Vaishali (a completed landmark project) is a symbol of India's first ever eHomes™. Some of its distinguished clients are ITC Welcomgroup, National Highways Authority of India, Delhi Metro Rail Corporation, Jawaharlal Nehru University Faculty, Hon'ble Minister of Govt. of India, Jayadeva Institute of Cardiology, Mother Teresa School Society, Jeevan Anmol Hospital Society, Reputed Banks and some dignitaries of national repute.

Invention of the wheel, discovery of controlled fire, early human habitation, the renaissance and invention of digital computation; all examples of innovation at its most fundamental. One technological revolution after another, civilization has stridden forward towards a better world. Technology has brought about a multifaceted transformation in the way humans live. We communicate differently, travel productively and even work more efficiently.

What about our living environment? Our homes, only brick and mortar even today, demand technological change. At eHomes, DesignArch has strived to answer this question. We are bringing homes to life, so that they breathe, smile and cuddle with nature, while they become more intelligent and smarter for making your lives a lot more easier, so you can relax in your own version of tomorrow, today!

Life can be much easier... when your home takes care of you. Imagine switching on the AC or heating up the water for a shower, on the way home from your office. With the power of an eHome, your home is at your fingertips. Enjoy the feeling of mood lighting, whether the morning chants or evening ambience. Never give another thought to security, it's been taken care of at eHomes. Stay connected, the whole complex will have Wi-Fi or Wi-Max connectivity!

At DesignArch, we aim to make our developments landmarks of an e-Civilization. We are working hard to make eHomes the best place to live in India. And just wait till we make the next big leap of technology, who knows, you might be able to own robotic cleaning very soon!

DESIGNARCH
eHomesTM
GREATER NOIDA
HOMES WITH FUTURISTIC SOUL



Electronically Operated



Eco-Friendly



Non-Toxic



Earthquake & Fire Safety



Entertainment & Commercial Hub

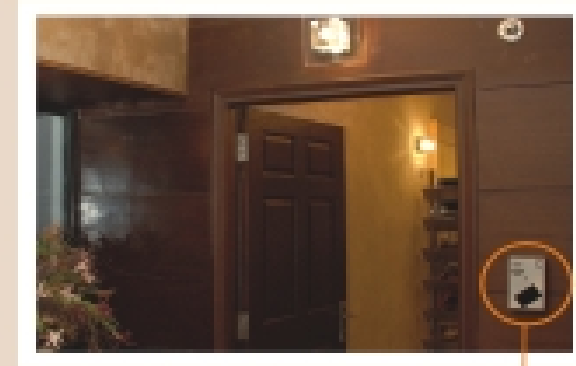
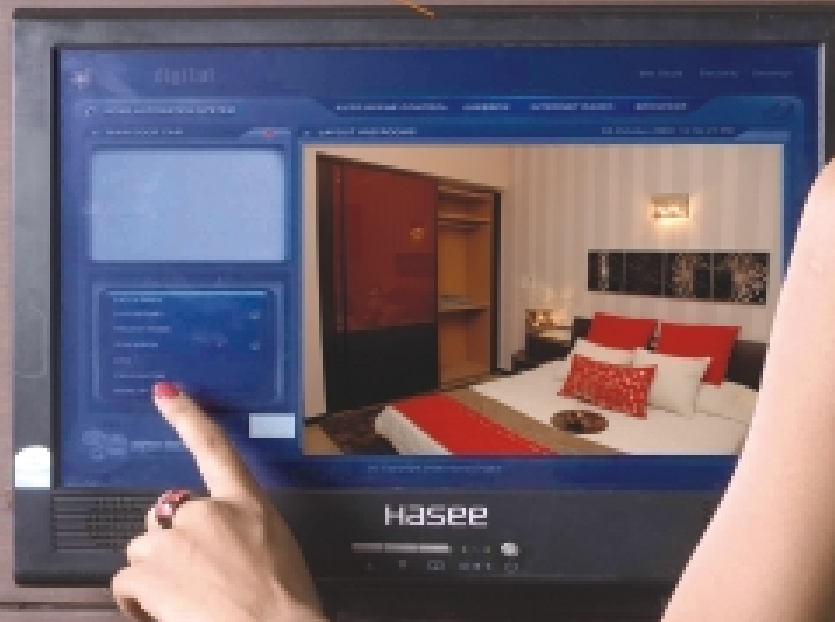


Elite Class Lifestyle



Excellent Location

Touchscreen Panel / Home Automation
 - Mobile controlled homes
 - Wi-Fi enabled premises



Card lock with standby key access



Automated Car Parking



- Unlock Main Door
- Lights on
- Lock main Door
- Log Report
- Switch off Air-Conditioning
- Switch on Air-Conditioning
- Lights off
- Door on



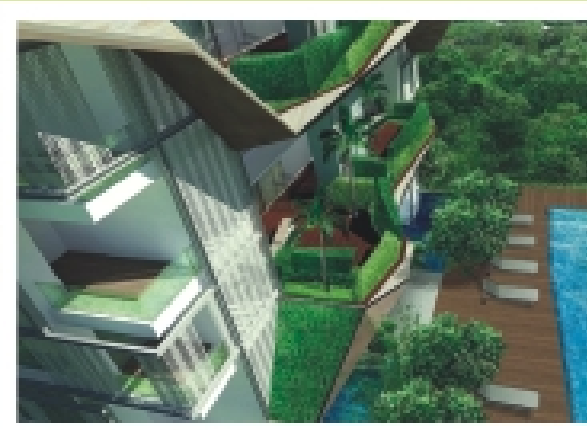
Electronically Operated

Enjoy the marvels of advance technology

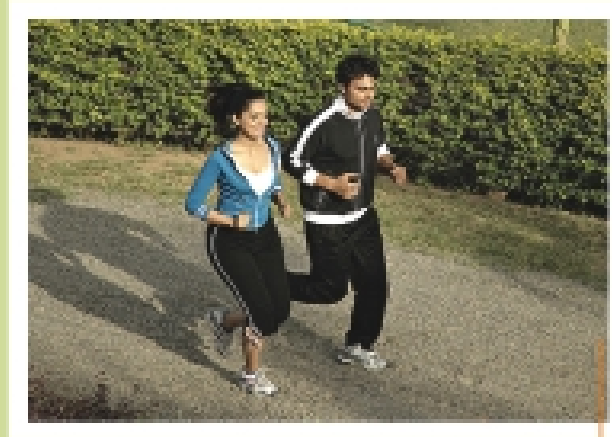
- Operate lights, air conditioners etc. using your mobile phone, remote control or touchscreen
- Wi-Fi enabled complex
- Automatic glass sliding doors in lobby & automatic boom barriers with wireless car identification
- Finger print security at guard room, card lock with standby key access.
- Mood lighting, juke box, visitors log report, TV on touch screen, free SMS, internet radio etc.
- Hassle free e-card system for electricity bill payment
- LPG leakage detector, e-letterbox & sensor lighting
- e-surveillance with weather proof motion recording, sunlight sensing street lights
- Intelligent water management
- Automated Car Parking
- Add-on features: Mirror TV, piped vacuum cleaning, wireless touch screen, inter flat video conferencing, kitchen waste crusher, automatic curtain device



Aesthetically designed children play areas



Sky gardens, terrace gardens, central lawn, Shaded Pergolas (75% open area)



Aesthetically designed intervening jogging tracks



Eco-friendly



Non Toxic

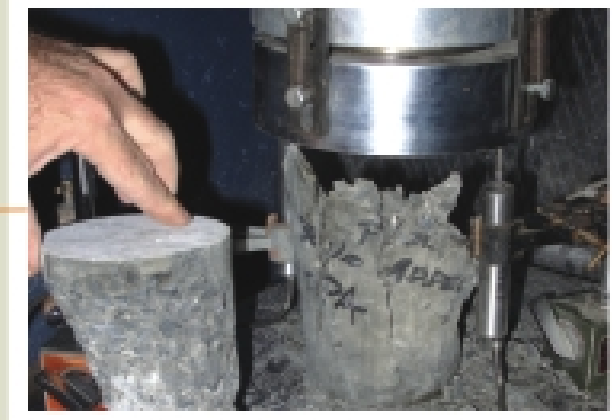
A lifestyle truly eco-friendly

- Green building technology.
- Recycling of water for gardening
- Better hygienic conditions and indoor air quality
- Use of fly-ash (by-product)
- Proper garbage disposal and waste management
- Sky gardens, terrace gardens, central lawn, shaded pergolas (75% open areas)
- Japanese, Ayurvedic, Fragrance, Texture, Colour gardens with fountains and water cascades
- Water management and integrated rainwater harvesting
- Surrounded by parks on 3 sides along with a central lawn
- Designed to adapt to sun and wind directions on four side open plot
- Aesthetically designed children's play areas & intervening jogging and cycling tracks, picturesque water bodies and green corners
- Solar water heating in some flats
- Environmental clearance obtained from Ministry of Environment, Govt. of India

Earthquake resistant
space frame
and full ductile
detailing



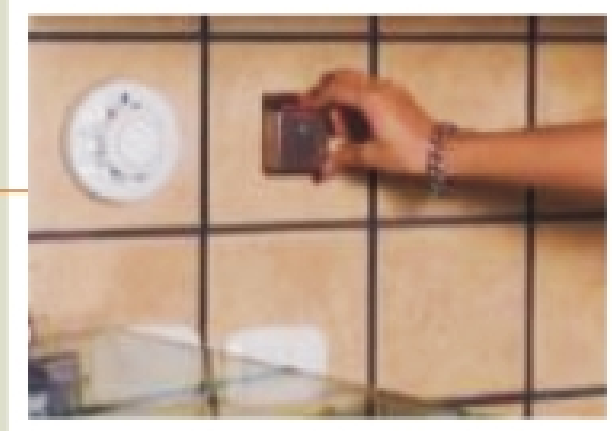
Regular Concrete testing



Use of treated water for construction



LPG Leakage Detector



Earthquake
& Fire Safety

Many layers of safety and earthquake resistance

- Designed according to latest IS codes
- Structural design vetted by Padmashree Dr. A.S.Arya, Prof. Emeritus, IIT Roorkee
- Use of shear/ RCC walls for extra strength
- Calculation of bearing capacity considering liquefaction of soil
- Richer mix of concrete
- Regular cube testing, sieve analysis, slump cone, core testing & cement strength analysis
- Use of treated water for construction
- Earthquake resistant space frame and full ductile detailing
- Digital integrated fire fighting panels
- Load management device for emergency lighting to ensure 24 x7 electricity
- Fire escapes in each tower



Multiple pools with water filtration



Amphitheater



Jogging Track, Kids play area & Park



In-house convenient shopping centre



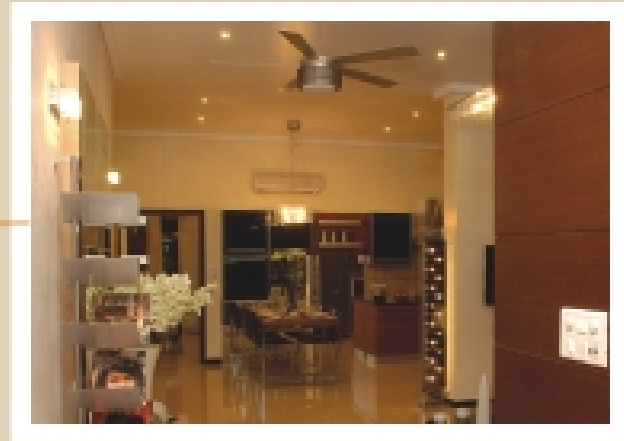
Entertainment & Commercial Hub

Extra-large strides in club life and entertainment

- Multiple swimming pools (covered for ladies) with water filtration
- Amphitheater
- TV lounge
- Gym, health club, sauna and steam bath, aerobics, ayurveda and yoga center
- Fully equipped business and computer Lounge
- Party Hall
- Clinic & Health Care
- Laundry & steam press
- Indoor and outdoor children play areas, creche / Play School
- Salon & beauty parlour
- Guest rooms
- Food courts
- Departmental store
- Banks & ATMs
- Other convenient shopping

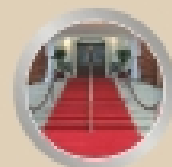
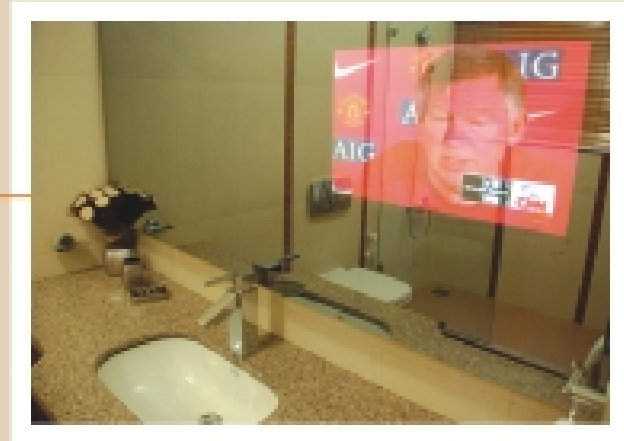


Spacious Interiors for exclusive lifestyle



Italian Modular Kitchen with Panic Button

Lavish Bathroom with Mirror TV, Designer Tiles & Branded fittings

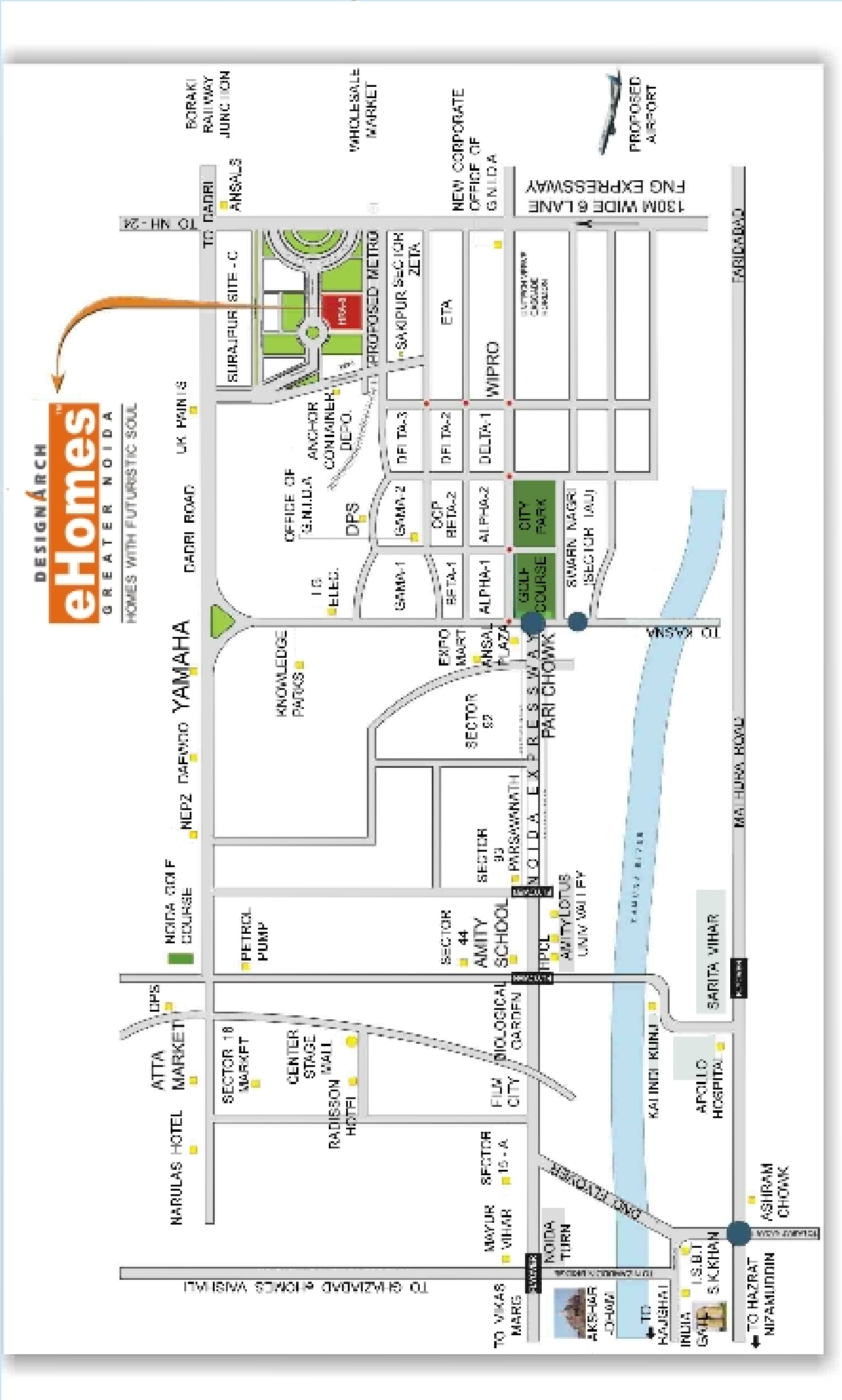


Elite Class Lifestyle

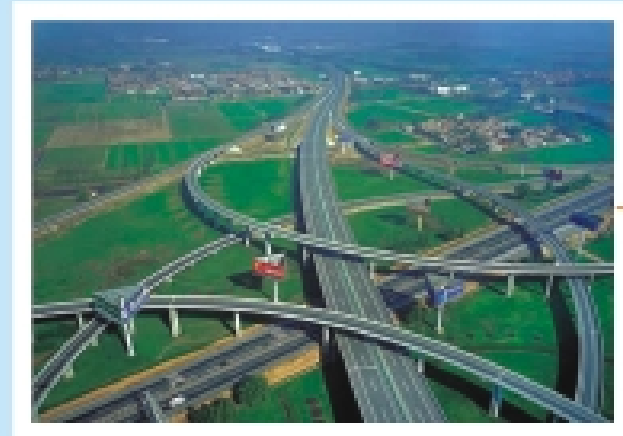
Redefining the lifestyle for elites

- Air-conditioned apartments
- Wardrobes
- Intelligent Building Management System (IBMS)
- Italian modular kitchen with utility areas and service balcony
- Sky gardens with some apartments
- Disabled friendly
- Servant/study rooms with some apartments
- Separate passenger & goods lift which can accommodate stretchers in case of medical emergency
- Grand entrance lobby with automatic sliding glass doors
- Lavish bathroom sizes with designer tiles and branded fittings
- Cozy sitting corners

LOCATION MAP



Proposed Metro Station



425' wide FNG Expressway being connected to NH-24 and Faridabad



Proposed Night Safari on lines of Singapore



Excellent Location

The advantage bonanza that begins with excellent location

- All 4 sides open with parks on 3 sides and one side green belt
- Proposed Metro / Light Rail Transit System
- Located adjacent to 425' wide FNG Expressway being connected to NH-24 and Faridabad
- 24 hrs. sweet water & electricity
- Few minutes drive from DPS, other schools & Engineering colleges in near vicinity, Wipro, IIS, Moser Baer, Golf Club, Alpha commercial belt, Noida - Dadri Road, Pari Chowk, Kailash Hospital, India Expo Mart, Large commercial Malls, Five star Hotels, IIT Roorkee Greater Noida Campus, Formula-1 Racing Track, Proposed Night Safari on lines of Singapore, Surajpur Bird Sanctuary and Picnic Spot, Proposed International Airport, Yamuna / Taj Expressway Project, Boraki Railway Junction (being constructed with world class features), Proposed Asia's biggest wholesale market.

SITE PLAN



The Housing Towers

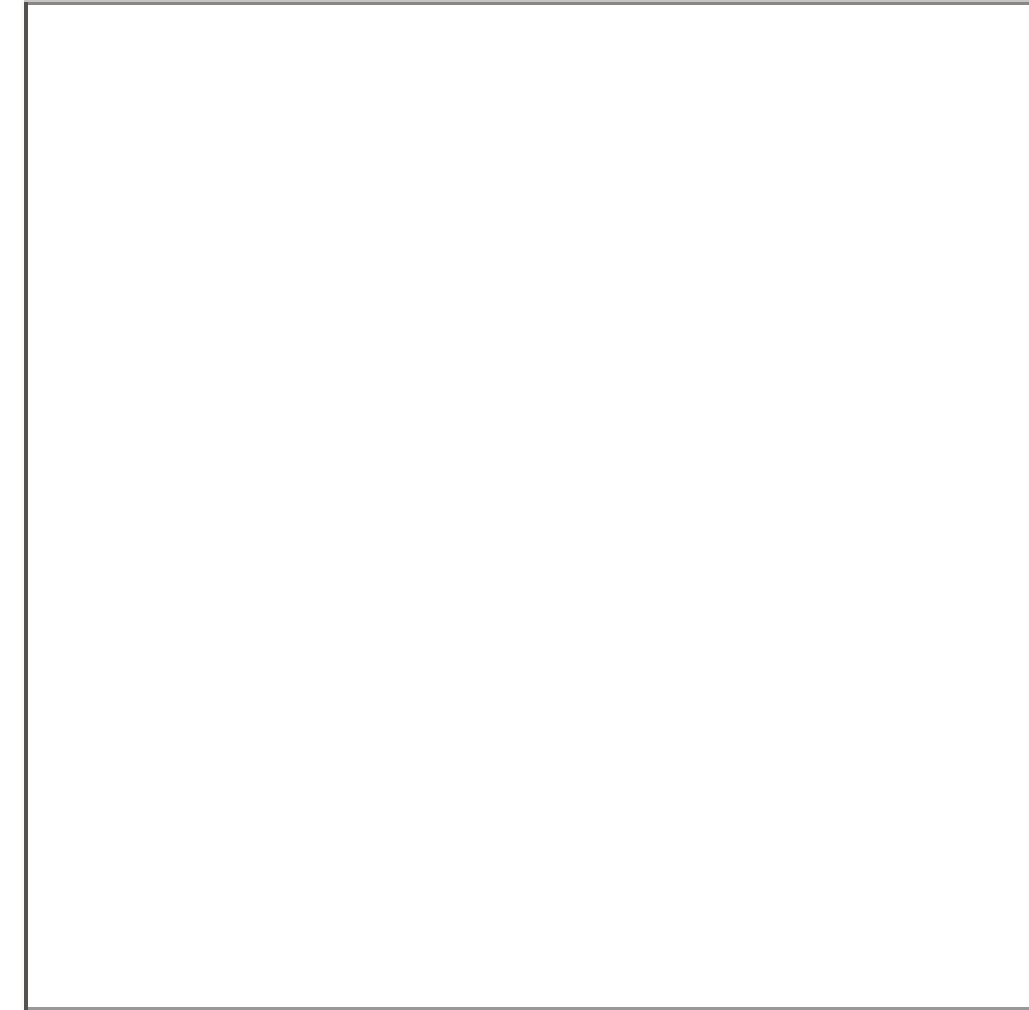
- Tower-A	3 + 1 BHK Apartments	Super Area = 2175 sq. ft.
- Tower B1 & B2	2 BHK Apartments	Super Area = 1100 sq. ft.
- Tower C	2 BHK Apartments	Super Area = 900 sq. ft.
- Tower D	2 + 1 BHK Apartments	Super Area = 1425 sq. ft.
	2 BHK + Study Apartments	Super Area = 1210 sq.ft.
- Tower E	3 BHK Apartments	Super Area = 1825 sq. ft.
	3 BHK + Study Apartments	Super Area = 1675 sq. ft.
- Tower F1 & F2	Studio Apartments	Super Area = 550 sq. ft.
- Block G		
Tower F1 & F2	Commercial/Shops	

Legend

(I) Entry to e-mall	(VII) Central Green
(II) Entry to Entertainment Hub/Food courts	(VIII) Children Play Area
(III) Residential Pedestrian Entry	(IX) Cozy Sitting Corner
(IV) Residential Vehicular Entry/Exit	(X) Automated Twin Car Parking
(V) Basement Vehicular Entry/Exit	(XI) Swimming Pool
(VI) Open Air Theater	(XII) Main Entry

Amenities

- Banquet Hall • Library • Clinic • Estate Office • Health Club • Gymnasium • Swimming Pool
- Cyber café • Guest Rooms / TV Lounge • Indoor & Outdoor Games • Laundry & Stores



DELUXE SPECIFICATIONS

Location	Walls	Floors	Doors	Windows External/Glazing	Ceiling
Living/Dining	Oil Bound Distemper with POP Punning	Vitrified tiles	Imported wooden door frames with flush door finished with enamel paint with powder coated Aluminum hardwares.	Aluminum door/windows	Oil Bound Distemper with POP Cornices
Bedrooms	Oil Bound Distemper with POP Punning	Vitrified tiles	Imported wooden door frames with flush door finished with enamel paint with powder coated Aluminum hardwares.	Aluminum door/windows	Oil Bound Distemper with POP Cornices
Master Bedroom	Oil Bound Distemper with POP Punning	Vitrified tiles	Imported wooden door frames with flush door finished with enamel paint with powder coated Aluminum hardwares.	Aluminum door/windows	Oil Bound Distemper with POP Cornices
Kitchen	Designer Glazed tiles upto 2' height above Granite Stone counter	Vitrified tiles/ Ceramic tiles	Imported wooden door frames with flush door finished with enamel paint with powder coated Aluminum hardwares.	Aluminum door/windows	Oil Bound Distemper with POP Cornices
Toilets	Designer Glazed tiles upto 7' height	Ceramic Anti Skid tiles	Imported wooden door frames with flush door finished with enamel paint with powder coated Aluminum hardwares.	Aluminum door/windows	Oil Bound Distemper with POP Cornices
Balconies		Ceramic Anti Skid floor tiles			
External Facade	Texture paint with soothing colour				

One side teak veneered flush door at main entrance. Electrical Modular switches and sockets in adequate numbers. All circuits protected by MCBs, Copper wiring, TV, telephone & AC points in bedrooms/living room. Exhaust fan/ geyser point in each toilet and kitchen, washing machine point and tap in service balconies, emergency lighting up to 1 KVA which can be enhanced up to 3 KVA with auto load management device. Single Bowl S.S. Kitchen sink, white colour china wares, mixer and other CP fittings. PPR internal corrosion-free & UV resistant piping.

Various brands: • CP Fittings of Jaquar or equivalent • Modular switches of Crabtree or equivalent • Chinaware of RAK or equivalent • PPR anti-rust water supply pipe.

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PRICE LIST

AREA	DESCRIPTION	TOWER
900 Sq.ft.	2 Bed Rooms + Open Kitchen (Wet & Dry Area) + Drawing & Dining+ 2 Balcony and sufficient storage space	C
1100 Sq.ft.	2 Bed Rooms + Open Kitchen (Wet & Dry Area)+Drawing & Dining +3 Balconies and sufficient storage space	B1 & B2
1210 Sq/ft.	2 Bed Rooms + 1 Study Room/ Servant Room + Open Kitchen (Wet & Dry Area) + Drawing & Dining + 3 Large Balconies & sufficient storage space.	D
1425 Sq.ft.	2 Bed Rooms + 1 Study Room + Open Kitchen (Wet & Dry Area) + Drawing & Dining + 2 Balconies, Alt. Terrace and sufficient storage space	D
1675 Sq.ft.	3 Bed Rooms + 1 Study Room/ Servant Room & WC + Open Kitchen (Wet & Dry Area) + Drawing & Dining + 3 Large Balconies & sufficient storage space.	E
1825 Sq. ft.	3 Bed Rooms + Open Kitchen (Wet & Dry Area) + Drawing & Dining + 2 Large Balconies, Alt. Terrace + Utility / Laundry Area and sufficient storage space.	E
2175 Sq. ft.	3 Bed Rooms + 1 Study/Servant Room, Utility & WC + Open Kitchen (Wet & Dry Area) + Drawing & Dining +2 Large Balconies and attached Sky Garden + Utility / Laundry Area and sufficient storage space	A

Preferential Location Floor Charges Extra

- For Ground Floor, Upper Ground & First Floor Rs. 100/- per sq. ft.
- For Second Floor & Third Floor Rs. 75/- per sq. ft.
- For Top 2 Floors Rs. 50/- per sq. ft.
- Preferential Location charges (PLC) @ Rs. 50/- per Sq. for park facing.
- All Corner flats will have @ Rs. 50/- per sq. ft.
- Club Membership Rs. 35000/- mandatory with every apartment.
- Automated covered car Parking @ Rs. 1,50,000/- mandatory or covered car parking in Stilt / basement @ Rs. 2,00,000/-
- Water & sewer connection charges Rs. 30000/- per apartment.
- One time lease rent – Rs. 30/- per sq.ft.
- Power backup installation free up to 1 KVA. Additional back up installation charges –Rs. 20000/- per KVA.
- External Electrification / ESS etc. charges- Rs. 40/- per sq.ft.
- Interest Free Maintenance Security Deposit (IFMSD) Rs. 40/- per sq. ft. to be paid before handing over of the possession.
- Prices are escalation free once booked.
- Prices can be revised without any prior notice.
- Terms & Conditions of sale stated herein are only indicative and are subject to detailed terms & conditions in the application form/flat buyer agreement. In the event of any dispute jurisdiction shall be in Delhi courts only.
- Timely payment of installments is the essence of the contract. All installments in the plan shall become payable on stage irrespective of the demand letter sent.
- All payments shall be made in favour of "M/S. DESIGNARCH INFRASTRUCTURE PVT. LTD." at Delhi, India only.
- Plans, Specifications are subject to change/modification without notice as may be decided by the company/architect or any other competent authority.

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SUPER DELUXE SPECIFICATIONS

Location	Walls	Floors	Doors	Windows External/Glazing	Ceiling
Living/Dining	POP punning with Plastic emulsion paint	Doubly charged Vitrified tiles	Imported wooden door frames with European style factory made imported modular door with polish with S.S. finish hardware/ flush door with both side teak veneered.	Aluminum door/windows	Plastic emulsion paint with POP Cornices
Bedrooms	POP punning with Plastic emulsion paint	Doubly charged Vitrified tiles	Imported wooden door frames with European style factory made imported modular door with polish with S.S. finish hardware/ flush door with both side teak veneered.	Aluminum door/windows	Plastic emulsion paint with POP Cornices
Master Bedroom	POP punning with Plastic emulsion paint	Wooden flooring	Imported wooden door frames with European style made imported modular door with polish with S.S. finish hardware/ flush door with both side teak veneered.	Aluminum door/windows	Plastic emulsion paint with POP Cornices
Kitchen	Designer Glazed tiles upto 2' height above granite stone counter	Doubly Charged Vitrified Tiles/ Ceramic Tiles	Imported wooden door frames with European style made imported modular door with polish with S.S. finish hardware/ flush door with both side teak veneered.	Aluminum door/windows	Plastic emulsion paint with POP Cornices
Toilets	Designer Glazed tiles upto 7' height with border/ Highlighter	Designer ceramic anti-skid tiles	Imported wooden door frames with European style factory made imported modular door with polish with S.S. finish hardware/ flush door with one side teak veneered.	Aluminum door/windows	Plastic emulsion paint with POP Cornices
Balconies		Ceramic anti-skid tiles flooring			
External Facade	Texture paint with soothing colour				

Designer Teak flush door (both side) at main entrance. Modular switches and sockets in adequate numbers. All circuits protected by MCBs, Copper wiring, TV, Telephone & AC points in bedrooms/living room. Exhaust fan/ Geyser point in each toilet and kitchen, washing machine point and tap in service balconies, emergency lighting up to 1 KVA which can be enhanced up to 5 KVA with auto load management device. Granite counter in master bedroom toilet, white colour china ware, designer single lever mixer and other CP fittings. PPR internal corrosion-free & UV resistant piping. External windows with Jali shutters. 24 hrs. electricity and water supply available.

Various brands: • Grahe- CP Fittings from Germany or equivalent • Gaberit concealed cistern from Germany or equivalent • Modular Switches of Crabtree or equivalent • Doubly charged vitrified tiles • PPR anti-rust water supply pipe • Modular Skin doors or teak flush doors polished • Single /Double bowl sink Frankee or equivalent. • Individual R.O. Plant in Kitchen • Steel door at the entrance • Remote operated fan / light in Master Bedroom

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PAYMENT PLAN

PLAN - A Down Payment with 10% Discount

At the time of booking	15% of basic sales price
Within 15 days from the date of booking	10% of basic sales price
Within 60 days from the date of booking	70% of basic sales price + Water & sewer connection charges + Power Backup+ External Electrification / ESS etc. charges + Add on charges or other charges.
At the time of possession	5% of basic sales price + IFMSD

PLAN - B Construction Linked Plan

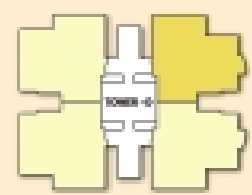
At the time of booking	15% of basic sales price
Within 30 days of booking	10% of the basic sales price
At the time of excavation	10% of the basic sales price
At the time of basement raft	5% of the basic sales price
At the time of basement roof	5% of the basic sales price + 50% of PLC + 50% of corner charges (if any)
At the time of ground floor roof	5% of the basic sales price + 50% of PLC+ 50% of corner charges (if any)
At the time of UG floor roof	5% of the basic sales price + 50% of car parking + 50% floor charges (if any)
At the time of second floor roof	5% of the basic sales price + 50% of car parking + 50% floor charges (if any)
At the time of fourth floor roof	5% of the basic sales price + One time lease rent + Club Membership
At the time of sixth floor roof	5% of the basic sales price+ Water sewer connection & External Electrification/ESS etc. charges

At the time of eighth floor roof	5% of the basic sales price+ 50% of add on charges (if any).
At the time of tenth floor roof	5% of the basic sales price+ 50% of add on charges (if any).
At the time of eleventh floor roof	5% of the basic sales price
At the time of twelfth floor roof	5% of the basic sales price
At the time of fourteenth floor roof	5% of the basic sales price
Before possession	5% + IFMSD + Power backup + other charges
• 13th floor will be treated as 14th floor	

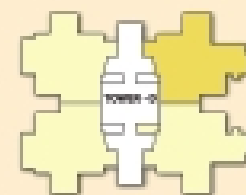
BASIC SALES PRICE
- **Deluxe Flat:** Rs. 2400/- per sq.ft. (Without Air-Conditioners, Wardrobes,
- **Super Deluxe Flat:** Rs. 2650/- per sq.ft. Modular Kitchen & Home Automation)

Add on Charges (Optional Items)
(Air-Conditioners, Wardrobes, Modular Kitchen & Home Automation)

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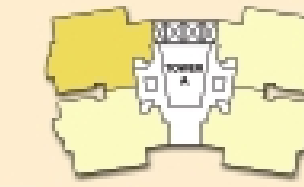
2+1 BHK (corner) / 2+1 (Study) Bedroom Apartment / Super Area = 1425 sq.ft.
 • Drawing Room • Dining Room • 2 Bedrooms with large cupboard storage (1 Bedroom with Bay Window) • Modular Kitchen with Service Balcony • Spacious Balconies & Large Alt. terrace • 2 Spacious Toilets with accessible shafts • Study Room and Shoe Rack



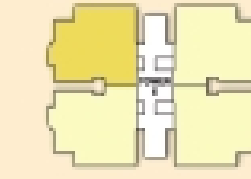
FLOOR PLAN



(Corner) 2 Bedroom Apartment + Study / Super Area = 1210 sq.ft.
 • Drawing Room • Dining Room • Kitchen with Service Balcony • 2 Bedroom with Sufficient Cupboard Storage • Study Room • 2 Spacious Toilet with accessible shafts • 3 Spacious Balconies



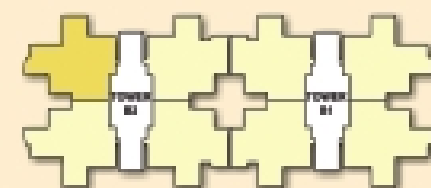
3+1 BHK / 3+1 (Study) Bedroom Apartment / Super Area = 2175 sq. ft
 • Drawing Room • Dining Room • 3 Bedrooms with Sufficient Cupboard Storage (1 Bedroom with walk-in closet) (1 Bedroom with bay Window) • Modular Kitchen with Service Balcony • Entrance Foyer / Shoe Rack • Spacious Balconies & Large Alt. Terrace Garden • 2 Spacious Toilets with Accessible Shafts • Study Room / Servant with Toilet & 2 Utilities



FLOOR PLAN

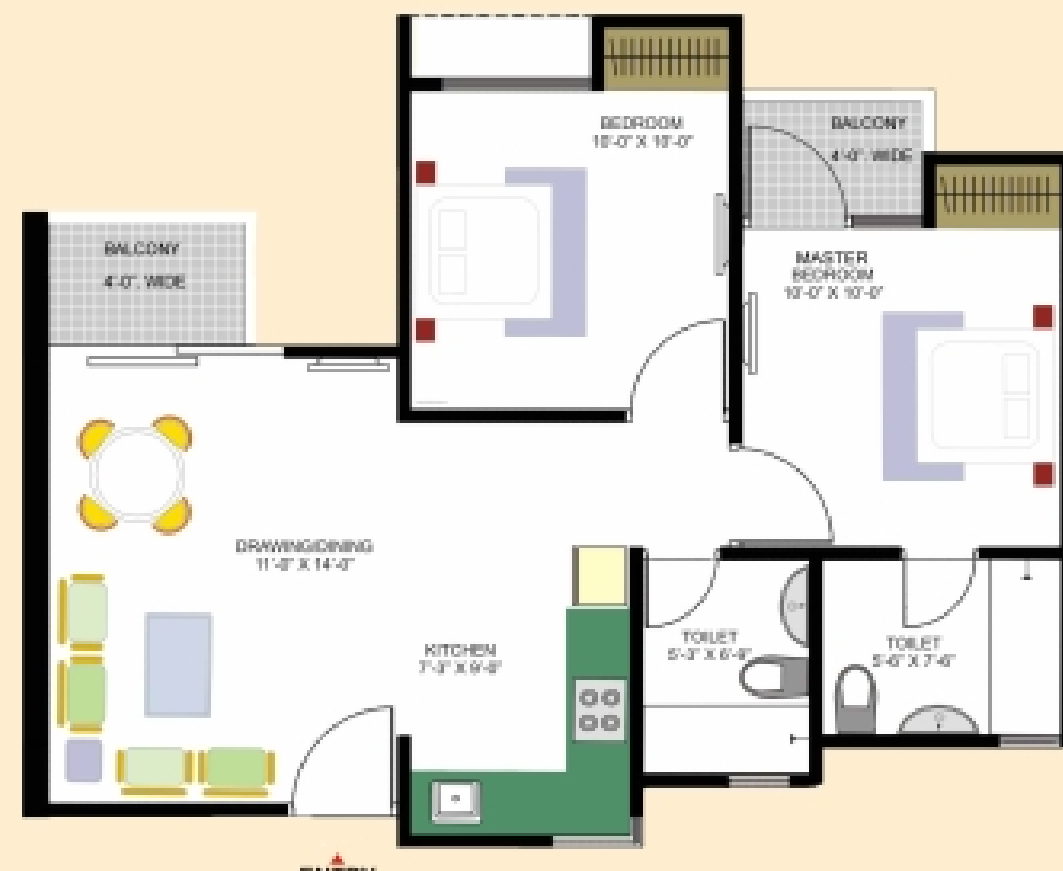


3 BHK / 3 Bedroom Apartment / Super Area = 1825 sq. ft
 • Drawing Room • Dining Room • 3 Bedrooms with Sufficient Cupboard Storage (1 Bedroom with walk-in closet) (1 Bedroom with bay Window) • Modular Kitchen with Service Balcony • Spacious Balconies & Large Alt. Terrace • 2 Spacious Toilets with Accessible Shafts Utility & Shoe Rack

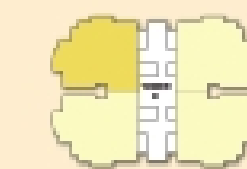


2 BHK (corner) / 2 Bedroom Apartment / Super Area = 1100 sq.ft.
 • Drawing Room • Dining Room • Kitchen with Service Balcony • 2 Bedrooms with Sufficient Storage • 3 Spacious Balconies • 2 Spacious Toilets with Accessible Shafts

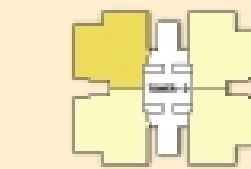
FLOOR PLAN



2 BHK/2 Bedroom Apartment / Super Area = 900 sq. ft
 • Drawing Room • Dining Room • 2 Bedrooms with Sufficient Storage • Kitchen • 2 Spacious Balconies • 2 Spacious Toilets with Accessible Shafts



3 Bedroom Apartment + Study / Super Area = 1675 sq.ft.
 • Living Room • Dining Room • Kitchen with Service Balcony • 3 Bedroom with Sufficient Cupboard Storage • Study Room with Attached Toilet • 2 Spacious Toilet with Accessible Shafts • 3 Spacious Balconies



FLOOR PLAN



2+1 (Study) Bedroom Apartment / Super Area = 1425 sq. ft
 • Drawing Room • Dining Room • 2 Bedrooms with Sufficient Storage • Modular Kitchen with Service Balcony • Spacious Balconies & Large Alt. terrace • 2 Spacious Toilets with Accessible Shafts • Study Room and Shoe Rack