SAYA
RELATIONSHIPS FOREVER

SAYA ZION

Gaur City, Greater Noida (West)

Rich Homes, Richer Lifestyle

LEED
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

QR Code for web link

live indulgently

- 20947 sq. meters (5.25 acres) three side open plot situated at most scorching location in the first township of Greater Noida
- Easy access from NH-24 Ghaziabad, Noida and Greater Noida
- On Noida - Greater Noida link Road and next to Sector 121 Noida
- Just 7 kilometers from City Center Metro Station & Sector 32, Noida
- Located closed to prestigious schools & institutions for higher Studies
- Only 11 kilometers away from Kalindi Kunj
- Proposed Metro Station will be at less than a kilometer distance
- 75% (approx.) open/green eco-friendly environment with plantation
- Earthquake resistant structure

- Well lit & ventilated 2, 3 & 4 BHK apartments
- Spacious balconies
- All apartments having 8'-0" door height for royal impression
- Two High speed elevators of Otis brand in each Tower for four flats
- 24*7 Security with CCTV camera
- Intercom Facility for Security and internal communication
- Car Parking in 2 basement
- Fire Fighting System
- Water softening plant for general supply of water
- Rainwater Harvesting
- Plumbing with CPVC pipes to avoid corrosion

1 sq. meter = 10.764 sq. feet. All images, floor plans, layout, designs, dimensions and specifications are indicative and subject to change to suit the specific requirements as may be prescribed by the company, architect or by any competent authority. These are purely conceptual and constitute no legal offerings.

specifications

LIVING/ DINING

INTERNAL WALL	Block work/ Brickwork, plastered, POP punning, Plastic Emulsion paint (Make : ICI dulux / Asian / Berger or Equivalent)
CEILING	Plastic emulsion paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	800*800 mm vitrified tiles (± 5%variation in tile size)
MAIN DOOR	Door Masonary Opening :1050mm (w) x 2400 mm (h). Doorframe - Meranti Wood. Doorframe size : 140 mm x 60/58 mm section. Doorframe ht. : 2400 mm. Flush Door size - 950 mm x 2350 mm and 35 mm thick both side. Laminated Accessories- 10" Stainless steel Mortice Lock and 8" tower bolt
EXTERNAL BALCONY DOOR	"UPVC door frame size : 55mm x 55mm. Door ht. : 2400 mm. UPVC Two track Sliding Doors with 5 mm thick plain glass , both side sliding ."
EXTERNAL FINISH	Texture paint (Make : ICI dulux / Asian / Berger or Equivalent)

KITCHEN

SINK	SIZE OF SINK : 685.5MM X 508 MM(± 5%variation in size) Make : Lotus or equivalent, Single Bowl Stainless steel Sink
R.O.	RO water purifier.(whirlpool, livpure, kent or equivalent 7.5 to 8 litre)
INTERNAL WALL	Block work/ Brickwork, plastered, POP punning, Plastic emulsion paint, Cermaic tiles up to 2ft. hight above working platform
CEILING	Plastic emulsion paint
FLOOR	800*800 mm vitrified tiles (± 5%variation in tile size) Working platform : granite top (R Black)
EXTERNAL UTILITY BALCONY DOOR	UPVC door frame size : 55mm x 55mm. UPVC Casement Door : (850mm x 2400mm)(including 300mm high provision for ventilator)
EXTERNAL FINISH	Texture paint (Make : ICI dulux / Asian / Berger or Equivalent)
MODULAR CABINET	Plyboard with laminate fitted with standard fittings." hettich hinges " or equivalent.

MASTER BED ROOM

INTERNAL WALL	Blockwork/ Brickwork, plastered,POP punning, Plastic emulsion paint (Make : ICI dulux / Asian / Berger or Equivalent)
CEILING	Plastic emulsion paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	600*600 mm vitrified /Porclin tiles (± 5%variation in tile size)
DOOR	Door Masonary Opening :900mm (w) x 2400 mm (h). Doorframe - Meranti Wood. Doorframe size : 115 mm x 60 mm section. Doorframe ht. : 2400 mm. Flush Door size - 800 mm x 2350 mm and 32 mm thick both side. Laminated Accessories- 8"Mortice Lock
EXTERNAL BALCONY DOOR	UPVC door frame size : 55mm x 55mm. UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.

BED ROOM

INTERNAL WALL	Blockwork/ Brickwork, plastered,POP punning, Plastic emulsion paint (Make : ICI dulux / Asian / Berger or Equivalent)
CEILING	Plastic emulsion paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	600*600 mm vitrified/Porcelain tiles (± 5%variation in tile size)
DOOR	Door Masonary Opening :900mm (w) x 2400 mm (h). Doorframe - Meranti Wood. Doorframe size : 115 mm x 60 mm section. Doorframe ht. : 2400 mm. Flush Door size - 800 mm x 2350 mm and 32 mm thick both side. Laminated Accessories -8"Mortice Lock
EXTERNAL BALCONY DOOR	UPVC door frame size : 55 mm x 55 mm. UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.

WASH ROOM

INTERNAL WALL	Wall tiles (300*450) upto 2400 mm.
CEILING	Gypsum Grid False ceiling @ 2400 mm. ht.
FLOOR	Antiskid Ceramic Tiles (300*300) (± 5% variation in tile size)
DOOR	Door Masonary Opening :750mm (w) x 2400 mm (h). Doorframe - Meranti Wood. Doorframe size : 115 mm x 60 mm section. Doorframe ht. : 2400 mm. Flush Door size - 650 mm x 2350 mm and 32 mm thick. Laminated one side and internal side finish with enamel paint Accessories -Tower bolt 150 mm handle with latch
VENTILATOR	Masonary opening : - 400mm x750 mm. Ventilator : UPVC 300 mm openable with 5 mm thick plain glass & 300 mm for provision of exhaust.
FITTINGS	CP Fittings : Jaquar or Equivalent • China ware : Varmora or equivalent • wall mixture : in one wash room • wash basin : Granite counter in one wash room • EWC (European water closet) : all wash room • Stainless steel floor jali

WOOD WORK

Ply board / MDF 18 mm sunmica cupboards in bedroom.
Accessories : Hinges hettich or Equivalent
305 mm high Handle ,Telescope channel 457.20 mm

BALCONY

WALL	Ms Railing 1150 mm high with enamel paint.
CEILING	Weather coat Paint
FLOOR	300mm*300mm ceramic tiles (± 5% variation in tile size)
EXTERNAL BALCONY DOOR	UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.
EXPOSED PLUMBING PIPES	Texture paint (Make : ICI dulux / Asian / Berger or Equivalent)
EXTERNAL FINISH	Texture paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR JALI	Pvc/C.I. jali

OTHERS

ELECTRICAL FITTINGS	Modular Switches and socket : Philips or equivalent MCB : standard (manufactured by Havells) or Equivalent
ELECTRICAL WIRE	Copper wire ISI mark
FIRE FIGHTING	Sprinkler , Smoke/heat detector in each flat Make: Newage , Hd, Tycon or Equivalent.

HEIGHT

FINISHED FLOOR LEVEL TO FINISHED FLOOR LEVEL 3150 mm (10' - 4")

Notes:

- **The colour and design of the tiles can be changed without any prior notice**
- **Variation in the colour and size of vitrified tiles/granite may occur.**
- **Colour variation in mica may occur.**

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- Project designed and conceived by world known Architect Hafeez Contractor

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Legends

A. Entry / Exit
B. Driveway
C. Active Sport Lawn - Karate
D. Entry Plaza
E. Pavillion
F. Zen Garden
G. Yoga Lawn
H. Kids Play Area
I. Pathway & Jogging Track
J. Swimming Pool
K. Pool Deck
L. Shopping Plaza
M. Multipurpose Court
N. Commercial
O. Club House
P. Guard Room
Q. Amphitheatre
R. RAMP
S. Pergola
T. Badminton Court

Unit Types

- Type SZ-2A
- Type SZ-2
- Type SZ-3
- Type SZ-3B
- Type SZ-3A
- Type SZ-4
- Type SZ-4A

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Type SZ-2A

Type SZ-2A
2BHK + 2 Toilet

	SQM	SQ.FT
RERA Carpet area of unit	60	646
Area of balcony	7.46	80.30
Area of utility balcony	2.74	29.49

Type SZ-2

Type SZ-2
2BHK + 2 Toilet

	SQM	SQ.FT
RERA Carpet area of unit	70.43	758
Area of balcony	8.98	96.66
Area of utility balcony	5.94	63.94

Type SZ-3

Type SZ-3
3BHK + 2 Toilet

	SQM	SQ.FT
RERA Carpet area of unit	80.84	870
Area of balcony	8.78	94.51
Area of utility balcony	5.94	63.94

Note :- • Area may vary upto +/-3%. • 1 Sqm. - 10.764 Sq.ft. • Lose furniture is not part of offerings. • All furniture are only indicative. • Area is tentative and subjected to change due to modifications required by statutory authorities from time to time till completion certificate is obtained. Architect reserve the right to add/ delete any details, specifications / elevation mentioned.

Type SZ-3A

Type SZ-3A
3BHK + 3 Toilet

	SQM	SQ.FT
RERA Carpet area of unit	97.41	1049
Area of balcony	16.44	176.96
Area of utility balcony	9.24	99.46

Type SZ-4A

Type SZ-4A
4BHK + 3 Toilet

	SQM	SQ.FT
RERA Carpet area of unit	111.15	1196
Area of balcony	17.88	192.46
Area of utility balcony	8.07	86.87

Note :- • Area may vary upto +/-3%. • 1 Sqm. - 10.764 Sq.ft. • Lose furniture is not part of offerings. • All furniture are only indicative. • Area is tentative and subjected to change due to modifications required by statutory authorities from time to time till completion certificate is obtained. Architect reserve the right to add/ delete any details, specifications / elevation mentioned.

- 0 KM FROM PROPOSED METRO
- 2 KMS FROM NH24
- 7 KMS FROM CENTRAL NOIDA
- 11 KMS FROM KALINDI KUNJ
- 18 KMS FROM ANAND VIHAR RAILWAY STATION
- 35 KMS FROM IGI AIRPORT

Map not to scale

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