



Plumeria Garden Estate

UP Township Pvt. Ltd., has been allotted a Group Housing Plot admeasuring approx. 18 Acres on site No. GH-01, Sector Omicron-III, District Gautam Budh Nagar, Greater Noida, U.P., by Greater Noida Industrial Development Authority. The plot is located on 130 metre vide Taj Expressway and a 100 meters wide Sector Road on Sector Omicron-III. The plans of the project are designed by a leading Architect from America based in Singapore. The project has multistoried highrise Apartments and Penthouse.

Developers

Uppal Group is a professionally managed group well known for quality construction and the real estate development. Uppal Group, headed by Shri Bushan Kumar Uppal and Shri Manish Uppal of New Delhi, made a very humble beginning as a builder of residential buildings in the year 1979, at New Delhi.

411, The Laxmi Mall
Laxmi Industrial Estate
Andheri (w), Mumbai - INDIA-53

187, Kenton Road,
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Plumeria Garden Estate



Location Plan

The Plumeria Garden Estate is approx. 18 Acres located on site no. GH-01, Sector Omicron-III, District Gautam Budh Nagar, Greater Noida, U.P., by Greater Noida Industrial Development Authority.

The plot is located on 130 metre wide Taj Expressway and a 100 meters wide Sector Road on Sector Omicron-III.

The plot is near Unitech's 'HORIZON' and 'WIPRO' Technology Park.

Distances from plumeria Graden Estate

Express Highway	:	0 Km
Proposed Hospital	:	0.5 Km
City Centre	:	1 Km
J.P. Golf Course	:	1 Km
Knowledge Park Phase-IV (Wipro)	:	1 Km
Pari Chowk	:	3 Km
Proposed Metro Station	:	3 Km
Proposed Cargo & Domestic Airport	:	6 Km
Gautam Budh Nagar University	:	7 Km
Dadri	:	8 Km
Faridabad	:	18 Km
Ghaziabad	:	18 Km
Amity Chowk - Noida	:	24 Km
New Delhi	:	27 Km
Connaught Place	:	40 Km

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Plumeria Garden Estate



Key Plan Type (A)

Floor Plan

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Key Plan Type (B)

Floor Plan

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Key Plan Type (C)

Floor Plan

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Specifications

Seismic Consideration	: Considering Zone-IV, Earthquake resistance RCC framed construction
Living, Dinning & Lobby / Passage	
Floor	: Vitrified Tiles (2'0" x 2'0") with wooden Skirting (4")
Walls	: Pleasing shades of OBD
Ceiling	: PoP conics with OBD
Bed Rooms	
Floor	: Wooden laminated in 2 bedrooms & Vitrified Tiles in remaining bedrooms
Walls	: Pleasing shades of OBD
Ceiling	: OBD
Wardrobes	: Wardrobes in all the bedrooms
Balconies	
Floor	: Antiskid Ceramic Tiles
Walls / Ceiling	: Permanent Paint Finish
Kitchen	
Walls	: Ceramic Tiles upto 2 feet above counter & OBD in balance area.
Floor	: Antiskid Ceramic Tiles
Counter	: Granite
Fittings/Fixtures	: Modular Kitchen with Hobb, Chimney & Refrigerator. CP fittings SS Double bowl / Single drain board Sink, Exhaust Fan & RO
Toilets (except servant's toilet)	
Walls	: Ceramic tiles till 7'0" height, Mirror & Acrylic Emulsion Combination
Floor	: Antiskid Ceramic Tiles
Counter	: Larger Granite Counters
Fittings/Fixtures	: Standard: Parrryware W.C. & Wash Basin. CP fittings by Jaquar. Jacuzzi in master bathroom, Shower Cubicles.
Servant Room	
Floor	: Terrazzo / Ceramic Tiles
Walls	: OBD
Ceiling	: OBD

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Specifications

Doors

Internal : Seasoned Hardwood frames with European Style moulded skin shutters

Entrance Door : Teak Veneered & Polished shutter

External Doors & Windows : Aluminium / U.PVC

Hardware : Aluminium

Electrical & Electrical Fittings

Copper Electrical wiring throughout in concealed conduit with provisions for Light point, Power point, TV & Phone Sockets with protective MCBs. Modular switches. Power back to be provided in each apartment upto 5 KW.

Fittings

Fans in all the bedrooms, Living Dining & Kitchen. Fancy light fittings (including 2 chandeliers in the Living Dining) & Tubelight fittings.

Geysers

35 liters in all bathrooms & 15 liter in the kitchen.

Security Systems / Fire Fighting Systems

Single Entrance & Exit, gated community. Security Card System for entrance into the complex. CCTV in common areas **. Fire Fighting System.

Club Facility

Amphitheater, Play Ground consisting of Running track, Tennis Court, Badminton court, Cricket Pitch, Basketball court. Club House having facilities like Banquet / community hall, Squash Court, Swimming Pool, Steam room, Jacuzzi, Gymnasium, Indoor Games (Table Tennis, Card Room) & Television lounge.

Façade

Combination of Stone & Textured Plaint finish

Lifts

Walls : Wooden panel & Granite

Floor : Granite

Doors : Stainless Steel

Ceiling : Stainless Steel & Wood

Extra Features

Provision of piped gas supply, Provision of piping for Spirit Air Conditioning. WiFi connectivity in Public Areas. **

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Plumeria Garden Estate



Lower level Pent House Type (A)
Above 1737 sq.ft., 3 Bedrooms with Servant Room Area - 3474 scoff. + Top Terrace

Pent House Plan

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Upper level Pent House Type (A)
Above 1737 sq.ft., 3 Bedrooms with Servant Room Area - 3474 scoff. + Top Terrace

Pent House Plan

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Plumeria Garden Estate



Lower level Pent House Type (B)

Above 1875 sq.ft., 3 Bedrooms with Servant Room Area - 3750 sq.ef. + Top Terrace

Pent House Plan

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Pent House Plan

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Lower level Pent House Type (C)

Above 2350 sq.ft., 4 Bedrooms with Servant Room Area - 4700 sq.ef. + Top Terrace

Pent House Plan

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Plumeria Garden Estate



Upper level Pent House Type (C)
Above 2350 sq.ft., 4 Bedrooms with Servant Room Area - 4700 sq.ef. + Top Terrace

Pent House Plan

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Specifications for Pent House

Seismic Consideration

Earthquake resistance RCC framed construction as per Zone IV Specifications

Living, Dinning & Lobby/Passage

Floor : Imported Marble Flooring

Walls : POP Punning with pleasing shades of Plastic Emulsion.

Ceiling : POP punning with White Plastic Emulsion

Bedrooms

Floor : Imported Marble Flooring in Master Bedroom, Wooden purinated flooring in remaining bedrooms.

Walls : POP Punning with pleasing shades of Plastic Emulsion.

Ceiling : POP punning with White Plastic Emulsion

Ceiling : All the bedrooms (Size as per company specifications & design)

Balconies

Floor : Anti skid Ceramic Tiles

Walls/Ceiling : Permanent paint finish

Kitchen

Walls : Ceramic Tiles on the entire wall surface (besides whose cabinets are)

Floor : Granite

Counter : Granite

Fittings/Fixtures : Modular Kitchen with Hob & Chimney, Dish Washer, Bone Crusher, Refrigerator (double door), Microwave, CP fittings SS Double bowl / Single drain board Sink & Exhaust Fan

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Specifications for Pent House

Toilets (except servant's toilet)

- Walls : Ceramic Tiles till ceiling height.
- Floor : Granite/Imported Marble.
- Counter : Granite/Imported Marble Counters
- Fittings/Fixtures : European Faucets, WCs & Wash basins Jacuzzi in Master bathroom, Shower cubicles in other bathrooms.

Servant Room

- Floor : Terrazo / Ceramic Tiles
- Walls : OBD
- Ceiling : OBD
- Doors
- Internal : Seasoned Hardwood frames with Teak Veneered Polished Shutters
- Entrance Door : Teak Veneered & Polished shutter
- External Doors & Windows : Aluminium / U.PVC
- Hardwares : Stainless Steel / Aluminum

Electrical & Electrical Fittings

Copper Electrical wiring throughout in concealed conduit. Power point TV & Phone Sockets with protective MCBs, Modular Switches.

Fans in all the bedrooms, Living, Dining & Kitchen. Fancy light fittings (including 2 chandeliers in the Living/Dining) & Tubelight fittings.

35 litres Geysers in all bathrooms & 15 litres Geyser in the Kitchen

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Amenities

Large Club

2 large swimming pools

2 small pools for kids,

Large Gym,

Card room,

T.T. Room,

Banquet Hall,

76% open Green landscaped area,

Entry/entrance through electronic card system.

These are tentative specifications and are subject to change on the sole discretion of the Company Architects

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Mortgage:

All Projects from Uppal Group are approved from all leading Banks and Home finance institutions. At Moneywise we can facilitate your mortgage finance in a simpler process through HDFC or ICICI Bank based locally in UK.

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or enquire with our property advisor for further details. Booking can be done as less as 10% of the apartment in easy installments. (All payments are done directly to developer)

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Disclaimer:

Details given in this e-brochure are based on our understanding of the project and information supplied by the developers and should not form any part of legal or binding contract and should be treated for information only. Client are advised to refer to our property advisors for further details.