

Location map



Locational Advantages

- 2 Mins. drive from NH-24
- 3 Mins. drive from FNG corridor
- 5 Mins. drive from Sector 119 and Sector 120
- 7 Mins. drive from Sector 61 Sai Mandir
- 20 Mins. drive from Fortis Hospital
- 20 Mins. drive from Sector 32 Metro Station
- 25 Mins. drive from Sector 18 Market
- Nearby Proposed Metro Station



Town Park Buildcon Pvt. Ltd.

Site Off. : Plot No. 3C, Sector 16C, Gaur City-2, Gr. Noida (West)
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Gold Rated
 Registered
 Green
 Building



Discover
 the splendor of
 an **exotic lifestyle**



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Repute that invokes trust

Traditionally real estate developers are known to churn out projects by themselves and strive ahead to take the best opportunity of their position. But what happens when two renowned real estate companies merge. It might work out like this magical project - **"White Orchid"**, brought together by a renowned real estate developers **"Town Heights Buildcon Pvt Ltd"** and **"White House Buildwell Pvt Ltd"**, a trusted name in the industry.

A decade old group **"Town Height Buildcon Pvt Ltd"** has carved a significant niche for itself in the real estate industry. The Group believes in shaping dreams and providing best returns on investment. It offers a full range of construction and support service options, from major building and civil engineering works to total facility management and direct delivery of mechanical, electrical, cleaning and security services. It can offer single service delivery or tailor integrated solutions to meet precise customer needs, including the development of project financing packages if required.

"White House Buildwell Pvt Ltd" has been in realty business and construction for more than past **10 years**. It has successfully completed various commercial and residential projects of repute. the organization totally focuses on the quality of construction and in the integrity of commitment to their customers. At **"White House"**, great emphasis is laid on the aesthetics to ensure that all of their projects are architecturally pleasing. Its fervor for innovation has propelled the organization to achieve benchmarks of architectural excellence in the real estate industry.



TOWN PARK
Buildcon Pvt. Ltd.

"Our Residential Project"



"Our Commercial Project"



Equip Your Home with an Eco Friendly green luxurious benefits

- Used of **LED** lights in common area.
- Use of **SOLAR** Panels yet result in less consumption of electricity.
- Light weighted **AAC** blocks (Autoclaved aerated concrete) increase the life of building.
- **S.T.P** with in the complex with dual plumbing to use treated water for flushing and gardening.
- Superior voltage regulation through efficient transformer design.
- Rain water harvesting .
- Low flow plumbing fixtures.
- Siting and structure design efficiency.
- Window size to maximize the day lighting and fresh air ventilation.
- Use of low Volatile Organic Compounds (**VOC**) Paints. (VOC Paints are organic chemicals that have a high vapor pressure at ordinary room temperature).
- Roof insulation and heat reflecting paints / tiles at terrace.
- Landscaping with drip irrigation.
- Maximum plantation of trees and shrubs to minimize the lawn area.
- Use of light coloured concrete for internal road within the project for absorption of heat .
- Use of grass pavers.
- Full permeable concrete structure.
- High Performance Luminous ENVIRONMENT

Gold Rated Registered Green Building



Lavishness in all aspects

- 5 Ft. Wide 4 Balconies for each Apartment.
- All Flats are Corner & 3 Side Open with 3 Lifts in Each Tower.
- Project Facing 24 Mtr. Wide Road.
- Swimming pool and radiant club featured with Gymnasium, Banquet Hall, Billiards table, Table Tennis, Card Table, etc.
- Two Guest Rooms within project with world-class facilities.
- Firm Price - no escalation.
- Complete township loaded with all amenities and facilities.
- Certified earthquake resistant structure as per IS Codes of Practice.
- Lifts by OTIS/KONE/JOHNSON or equivalent in each block.
- Housing loan facility available from the leading financial institutions.
- Covered and open reserved car parking within the complex*.
- Parks, children play area, landscaping within the complex.
- Approx. only 20% covered area and 80% open space.
- Improved Rain water harvesting.
- Plumbing done with CPVC pipes to avoid corrosion.
- Timely possession with penalty clause.
- Smoke Detector in all Rooms and Heat Detector in a Kitchen.
- Extra spacious room sizes, balconies and wider windows to ensure most comfortable living.
- Individual RO Unit for drinking water in each apartment.
- 100% Power back-up*.
- 24 Hour security with intercom facility and CCTV provision on main gate.
- Adequate provision for fire fighting on each floor.
- Vaastu compliant layout plan.



GREEN BUILDING YIELDS 10 TIMES AS MUCH OVER THE INTACT LIFE OF BUILDING



Police Station

Temple

Nursing Home

Gaur International School

Gallaria Market



Multi Speciality Hospital

Stadium

Hotel & Mall



Managun (Other's Land)

OTHER'S LAND
• Vedantam
• JKG Palmcourt
• Palm OLYMPIA
• Exocita
• Bulland Elevates

24 Mtr. Wide Road
20 Mtr. Wide Green Belt

60 Mtr. Wide Road

60 Mtr. Wide Road

Petrol Pump

Service/Studio Apartment & Multi-level Parking

Petrol/CNG Pump

Gaur Chowk / Kissan Chowk

Layout plan

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- CLUB
- MALLS
- OFFICES
- PETROL PUMP
- CONVENIENCE SHOPPING
- MEGA SPORTS COMPLEX
- NURSERY & CRECHE
- MULTILEVEL PARKING
- SCHOOLS
- HOTEL
- HOSPITAL
- SERVICE APARTMENTS
- PARK
- MULTIPLEX
- TEMPLE

Accessibility a defining feature

Far away from the bustle of city life, yet in proximity to Delhi, exists an expanse of magnificence called White Orchid within a grand township Gaur City II. Spanning 112 acres will offer a residential paradise for over 15,000 families. Gaur City II is a fine amalgam of high living ensconced not only by the greenery but also with modern amenities such as multiplex, stadium, Olympic size swimming pool, hotels, hospitals, schools and much more. Adding to the charm of living in a planned township is the location. An emerging city with a great infrastructure, Greater Noida (West) is an uncongested place and has a pollution-free environment with world-class facilities. For those who are in look out for serenity and refuge of nature as well as convenience of location, Greater Noida (West) is the place to be.





**Gold Rated
Registered
Green
Building**





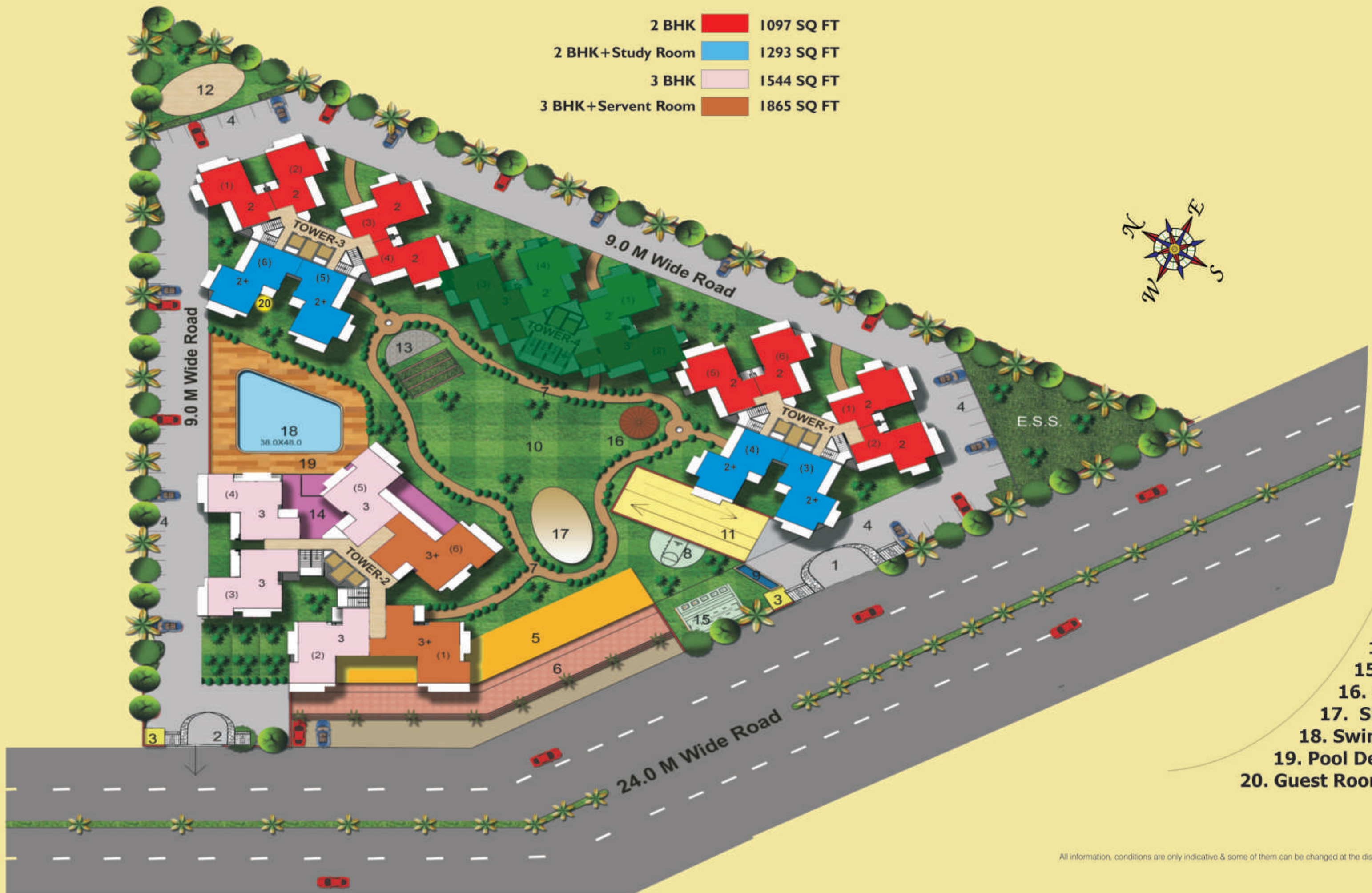
- 2 BHK 1097 SQ FT
- 2 BHK+Study Room 1293 SQ FT
- 3 BHK 1544 SQ FT
- 3 BHK+Servent Room 1865 SQ FT



Site plan

LEGEND

1. Entry gate
2. Exit gate
3. Guard Room
4. Parking Club
5. Commercial Main Pool
6. Commercial Plaza
7. Jogging Track
8. Basketball Court
9. Water Body
10. Landscaped Garden
11. Ramp for Basement
12. Space for Yoga
13. Amphitheater
14. Club
15. Children Play Area
16. Covered Sitting
17. Skating Rink
18. Swimming Pool
19. Pool Deck
20. Guest Rooms



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Super Area - 1097 Sq. Ft.



Super Area - 1293 Sq. Ft.

Type-2
2 BHK+2 Toilet +Study Room
Drawing
Dining
2 Bedrooms
Study Room
2 Toilets
Kitchen
4 Balconies



Super Area - 1544 Sq. Ft.



Super Area - 1865 Sq. Ft.

Type-3+
3 BHK + 4 Toilet + Servent room
Drawing
Dining
3 Bedrooms
4 Toilets
Kitchen
Servant Room
4 Balconies



Factors that enhance luxury



S.No.	LOCATION	ITEM	SPECIFICATIONS
1	DRAWING ROOM & Dining Room	FLOORING External Doors & Windows Fixtures & Fittings Electrical Walls	Vitrified Tiles Size 2'x2' Brand Kajaria / Somany or equivalent. Aluminum powder coated glazed Doors and windows with wire mesh Shutters in windows. Modular Switches, (Brand Anchor) or Equivalent copper wiring. T.V. outlets Plastic Emulsion Paint & Birla putty in Walls. Internal Doors Wooden Flush Doors. Ceiling Decorative & P.O.P.
2	MASTER BEDROOM	Flooring Windows Electrical Fixtures & Fittings Walls Internal Doors P.O.P.	Laminated wooden Flooring. Or vitrified Tiles. Doors & windows with wire mesh. Modular Switches (Brand Anchor) or Equivalent, copper wiring, T.V. Outlets Oil Bound Distemper. Wooden Flush Doors. Decorative.
3	OTHER BEDROOMS	Flooring External Doors & Windows Electrical Fixture & Fittings Walls Internal Doors	Vitrified Tiles of Size 2'x2' Brand Kajaria or Equivalent. Aluminum Powder coated Glazed Doors & Windows with wire mesh. Modular Switches (Brand Anchor) or Equivalent, Copper wiring, T.V. Outlets Oil Bound Distemper. Wooden Flush Doors.
4	TOILET (M. BRM)	Floor Windows Fixture & Fittings Walls Internal Doors	Designer Ceramic Tiles Aluminum Powder coated glazed Window with wire mesh. wash basin & w.c. Hindware or Equivalent. C.P. Fittings of marc or equivalent Designer Glazed Tiles of Kajaria or Equivalent up to 7'-0"ht. Wooden Flush Doors.
5	TOILET (OTHER BRM)	Floor Windows Walls Internal Doors Fixture & Fittings	Ceramic Tiles of Kajaria / Somany or Equivalent. Aluminum Powder coated glazed window With wire mesh. Glazed Tiles of Kajaria or Equivalent Up to 7'-0" ht. Wooden Flush Doors Wash basin & W.C. of Hind ware or Equivalent. C.P. Fittings Marc or Equivalent.
6	KITCHEN	Fixture & Fittings Floors	Individual RO Unit for drinking water Vitrified Tiles 2'x2' size Brand Kajaria / Somany or Equivalent. Working counter with granite top double bowl stainless steel sink

Notes: * The value and scope of the work shall not be changed without any prior notice. * Payment of contract will start at the time of receiving possession. * The above contract shall be valid for 12 months from the date of possession. * The price may change as per market. * The price may change as per market.