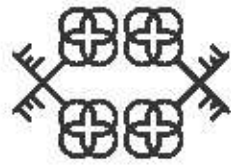


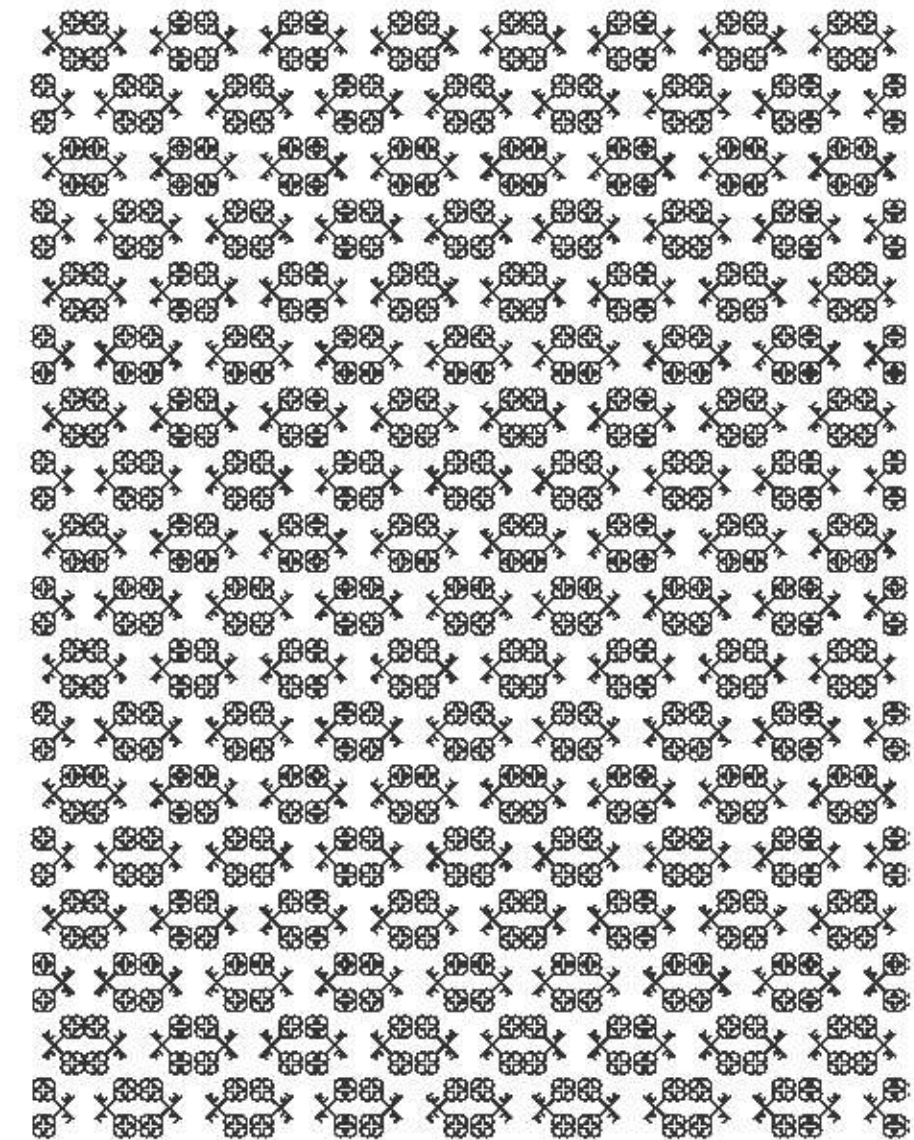
# RISE

## Resort Residences

WOODS • STREAMS • ROLLING PLAINS • MOUNTAINS

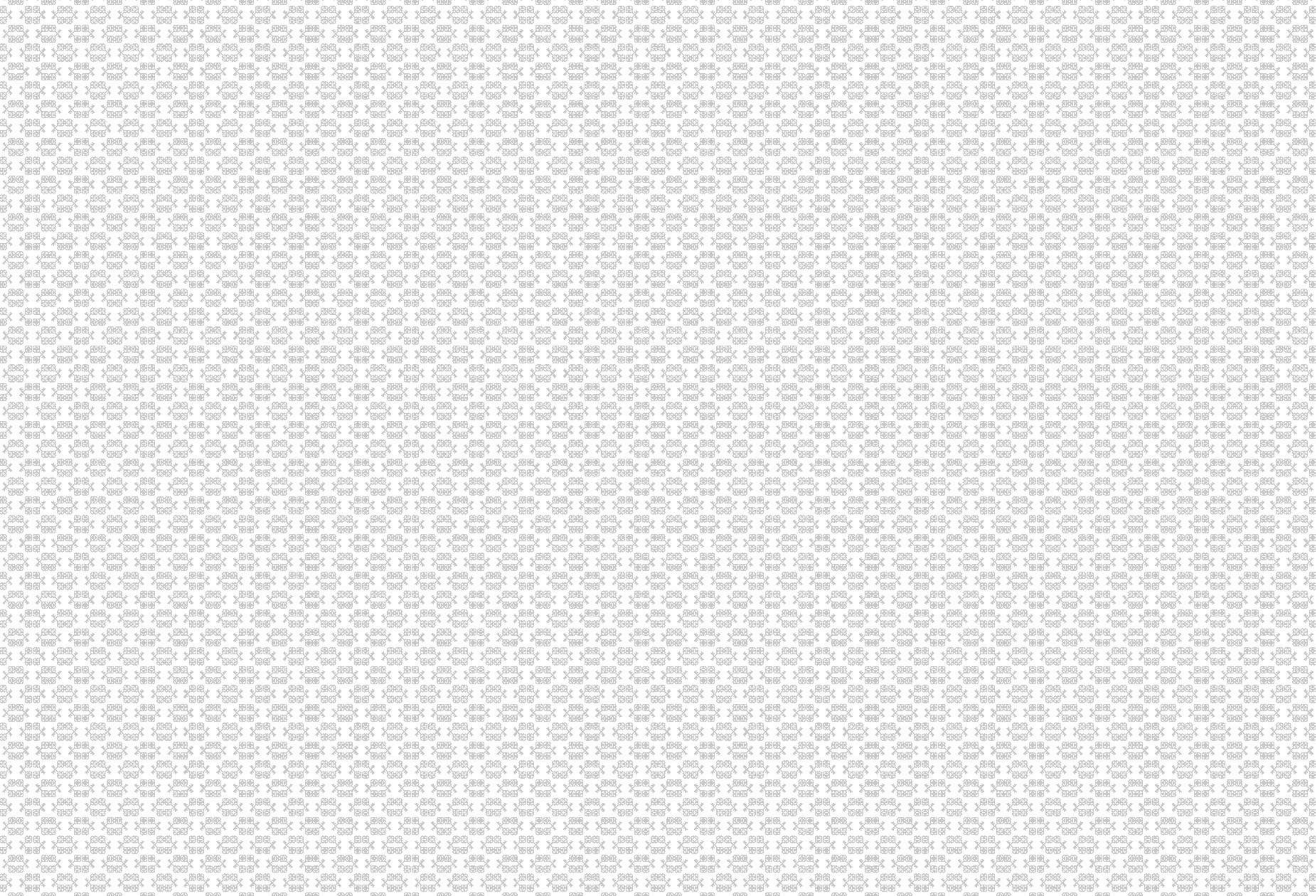


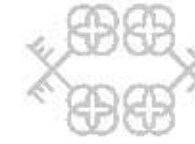
[www.riseresortresidences.com](http://www.riseresortresidences.com)



TECHNICAL BOOK



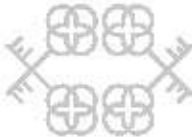




## INDEX

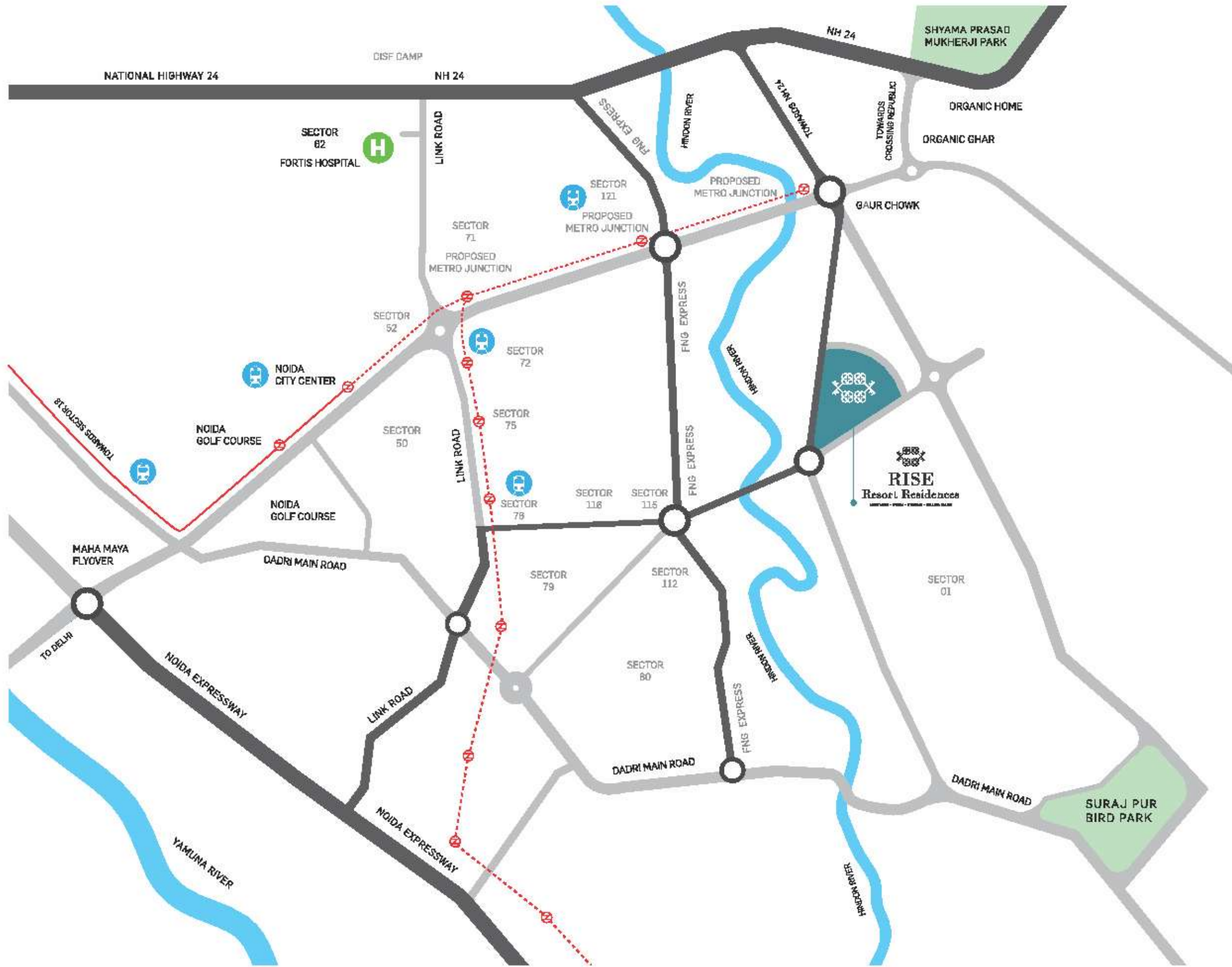
- I. LOCATION PLAN
- II. CONCEPT NOTE
- III. MASTER PLAN
- IV. LANDSCAPE
- V. SPORTS AMENITIES
- VI. THE VILLAS
- VII. FLOOR PLANS
- VIII. KEY INTERNATIONAL PARTNERS
- IX. SPECIFICATIONS
- X. DISCLAIMER





I.  
LOCATION PLAN





## IMPORTANT MILESTONES

- 0 km from Sector 79 Noida, connected with loop road under construction
- Comfortable access from NH-24 Ghaziabad and Noida
- 10 mins from Noida City Center metro station, Sector 32 Noida
- 20 mins from Kalindi Kunj
- 5 mins drive from Sai Mandir, Noida
- 10 mins drive from Fortis Hospital
- 15 mins drive from Sector 18 Noida
- Proposed metro station within 1 km radius
- 48 km from Indira Gandhi International Airport, Delhi

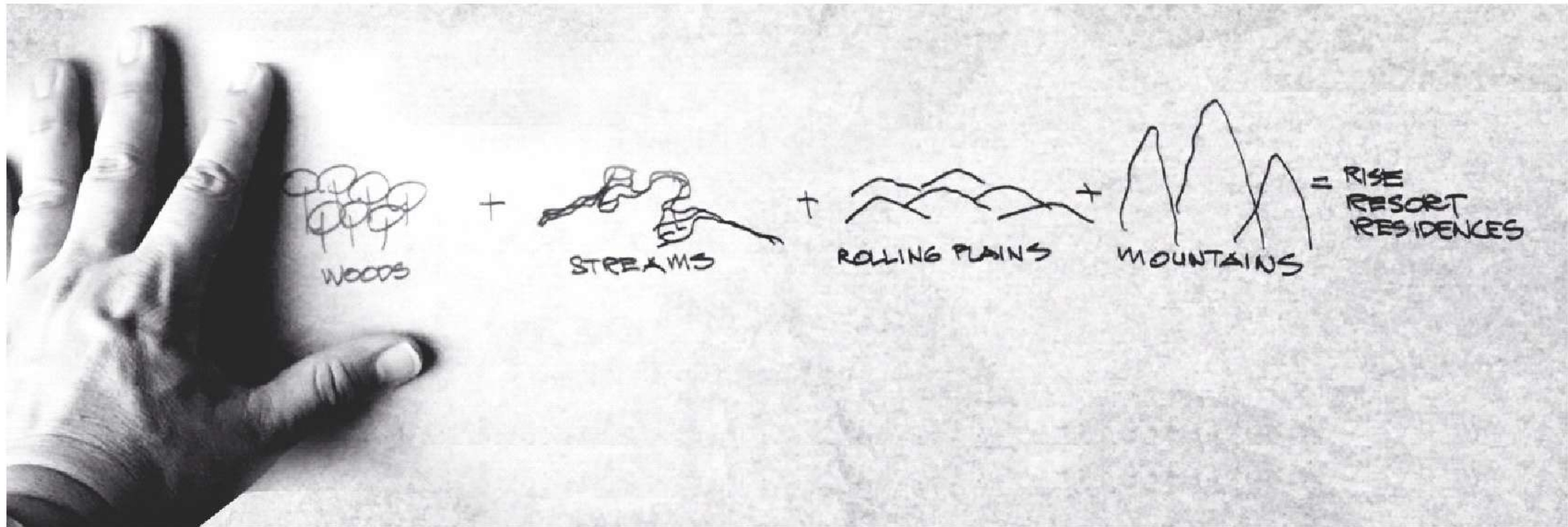
## LEGEND

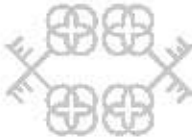
- Major roads
- Existing metro route
- - - Proposed metro route
- River
- ⊕ Metro station



II.  
CONCEPT NOTE







III.  
MASTER PLAN





R I S E   R E S O R T   R E S I D E N C E S



# R I S E R E S O R T R E S I D E N C E S



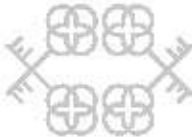
0 25 50 100m

SCALE 1:1500 on A1



R I S E   R E S O R T   R E S I D E N C E S



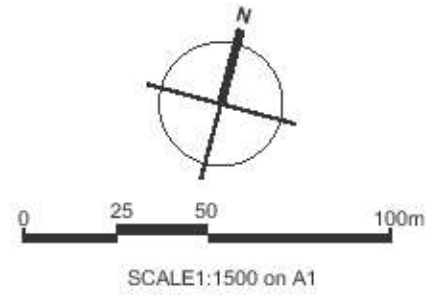


IV.  
LANDSCAPE



# LEGEND

- 1 Entrance
- 2 The Clubhouse
- 3 The Forest Villas
- 4 Boardwalk Over Stream
- 5 Cricket Ground & Plaza
- 6 Feature Sculpture on Axis
- 7 Sports Courts
- 8 Swimming Pool
- 9 Feature Entry to Villa Cluster
- 10 Nature Trail along Stream
- 11 Facilities
- #1 Golf Putting Green #1 - #9
- P Practice Putt





## CONCEPT NOTE OF GOLF BY RODNEY WRIGHT

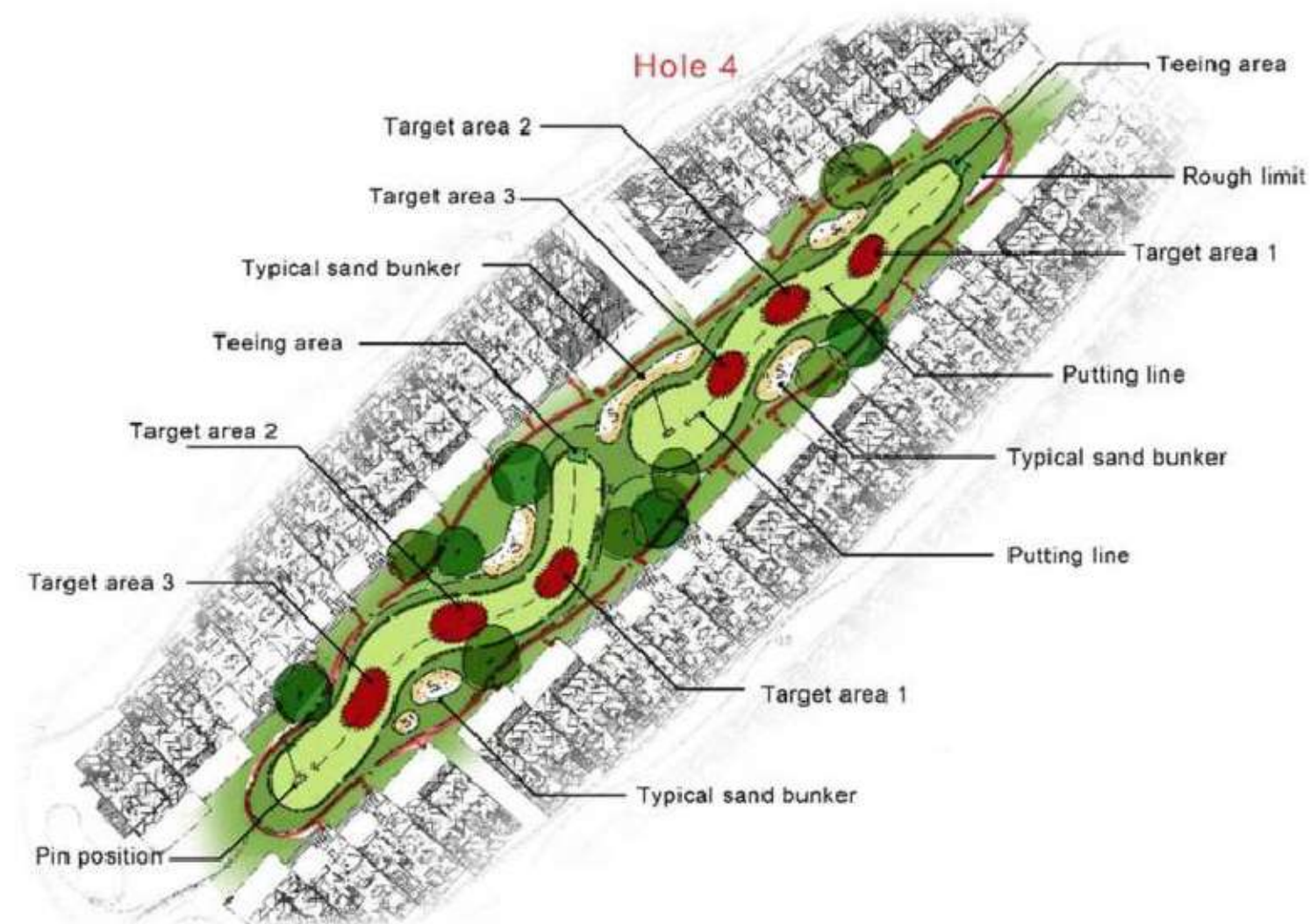
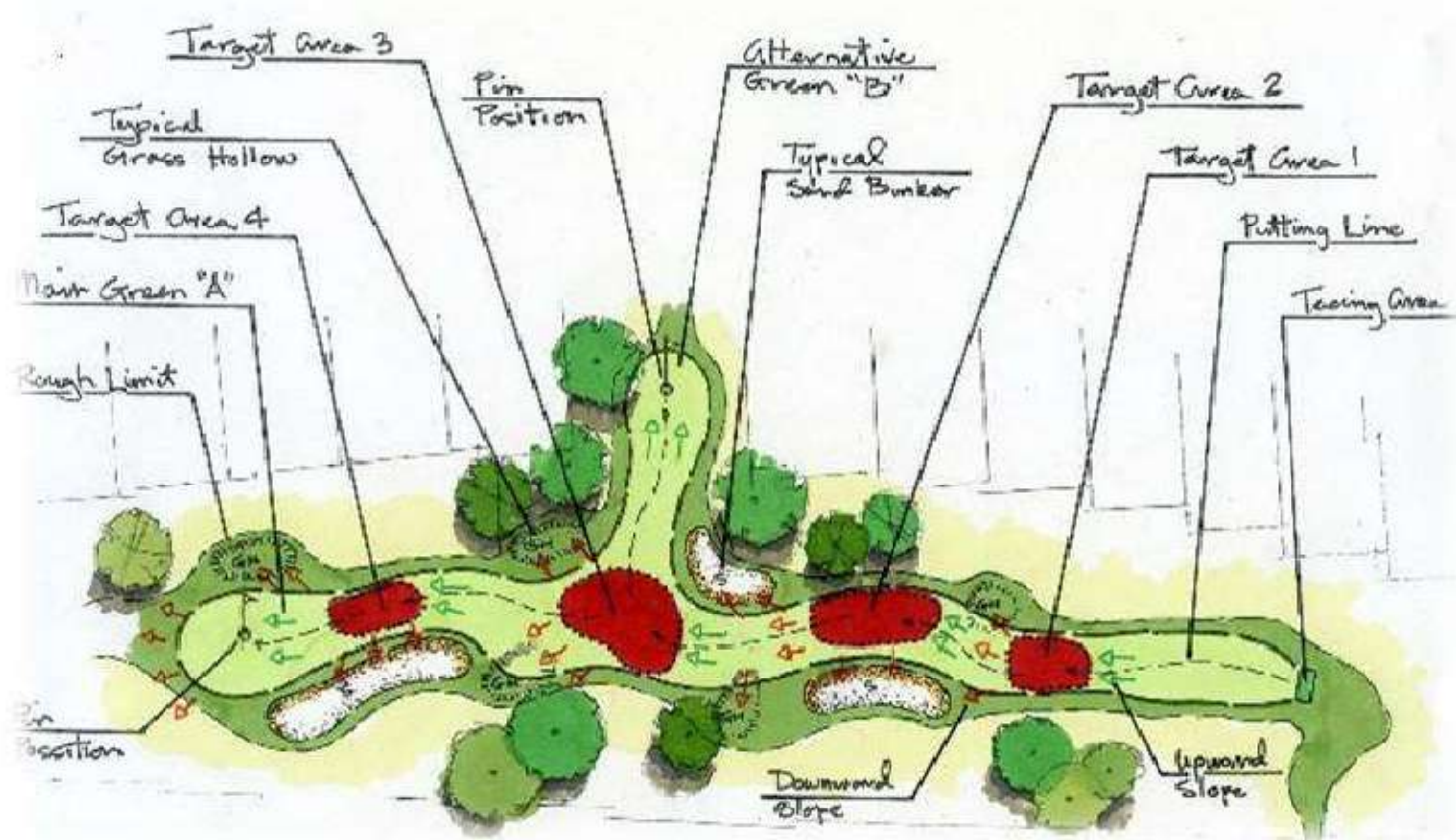
(Golf Consultant)

Putting course design intent in Rise Resort Residences is intended to be a community golf recreation facility. The course will be built to the specifications of top tier country club putting greens and is designed to be a seamless extension of the landscape design. As such, this project amenity will take the form of a flowing green ribbon weaving through the residential areas and enhancing the landscape continuity.

The layout configuration is a nine-hole loop that starts and finishes at the centrally located clubhouse.

Individual golf holes vary in maximum length from approximately 55 to 140 metres; having adjustable par values varying from 4 to 7 putts based on how the operator selects to set up the course daily. Gently undulating "putt-ways" will be defined by the turf grass mowing height of 3-4 mm and will be an average of 5 metres in width. The surrounding "roughs" will be mowed at approximately 25 mm.

Each hole will have its own risk and reward playing strategy based on desirable putting target zones located at various distances down the putt-ways (the reward) protected by sand traps and grassy hollows as hazards (the risk). Combined with movable teeing areas and green pin placements.



This will provide a completely flexible golf layout that can be set up with varying degrees of challenge and par value. Flexibility is one key word to describe the course. It can occasionally host organized competitions, but its primary users will be casual players and resident family members/groups. For casual use, players are free to "tee it up" at any teeing area they choose on the putt-way and play to each respective "green". Experienced golfers can play the course in informal neighbourhood "pick-up" games (friendly competitions). These players will also find the course an excellent practice facility on which to hone their short games.

The course will also be a great learning ground for beginners and novice golfers to learn the finer skills of the game as well as proper golf etiquette that can be transferred to full-size golf courses.

The most important word to describe the course is fun. Players will enjoy this little course that provides a genuine golfing experience. Each hole will be memorable in character and in challenge. More importantly, it is our vision that the course will be a project amenity on which residents can meet and socialize with their neighbours, enhancing their sense of community through the sport of golf.

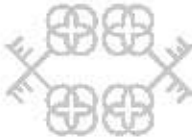
# 9 HOLE PUTTING GOLF COURSE



SCORE CARD:

Hole	Par	Metres
1	3	50
2	5	60
3	4	50
4	5	60
5	6	90
6	5	60
7	6	95
8	6	90
9	5	55
Out	45	610





V.  
SPORTS AMENITIES





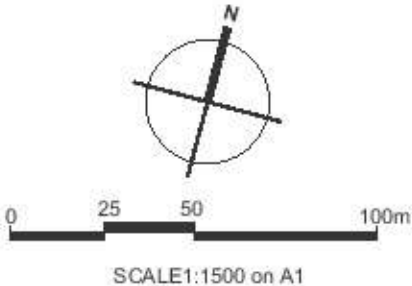
R I S E   R E S O R T   R E S I D E N C E S

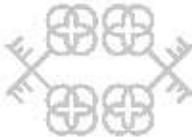


CRICKET PLAZA

# SPORTS AMENITIES

- A. Putting Golf Course (#1 - #9)
- B. Club
- C. Cricket Ground (70 m dia/41,400 sq. ft.) & Plaza
- D. Cricket Practice Crease
- E. Basket Ball (1 nos.)
- F. Tennis Court (2 nos.)
- G. Badminton Court (2 nos.)
- H. Volley Ball Court (2 Nos.)
- I. Main Swimming Pool
- J. Kids' Pool
- K. Kids' Playground & Adventure Area
- L. Adventure Fitness Park
- M. Adventure Rope Park
- N. Yoga Deck
- O. Jogging Track
- P. Indoor Sports Stadium
  - Gymnastics
  - Table Tennis
  - Squash
  - Rock Climbing
  - Multipurpose Play Field





VI.  
THE VILLAS  
Configuration Details



R I S E   R E S O R T   R E S I D E N C E S



AXONOMETRIC VIEW OF THE VILLA

<b>TYPE</b>	<b>DESCRIPTION</b>	<b>Plot Size (In Sq. Yd.)</b>	<b>Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq. Ft.)</b>	<b>Built-up Area (In Sq. Ft.)</b>	<b>Exclusive Garden + Terrace Area (In Sq. Ft.)</b>	<b>Total Area of Unit (In Sq. Ft.)</b>
1	<b>Classic Villas</b> A classic lifestyle amidst a sliver of calm, in this bustling city.	115	2300	2595	820	3005
2	<b>Interlocking Woods Villas</b> Why rectangular plots, when we can interlock the villas for better light & ventilation of all the habitable spaces.	142-152	2630	3215-3245	920-930	3675-3710
3	<b>Sports Villas</b> Located near the sport zones, urges you to live a healthy life.	143	2670	3305	1810	4210
4	<b>Golf Villas</b> Ergonomically designed golf villas encapsulated in sophisticated yet soothing spaces & serene settings facing the golf course for those who yearn for leisure in living.	212	3285	4070	1210	4675
5	<b>Leisure Golf Villas</b> Your heavenly abode enclosed by grandeur and greens.	212	3790	4635	1340	5305
6	<b>Golf Villas With Meditation Courts</b> A villa inspired by contemporary courtyard living crafted by modern lifestyle.	248	4780	5800	1340	6470
7	<b>Golf Mansions</b> A villa inspired by contemporary courtyard living crafted by modern lifestyle.	412-465	5435	6850-7170	2010-2145	7855-8245



VII.  
FLOOR PLANS



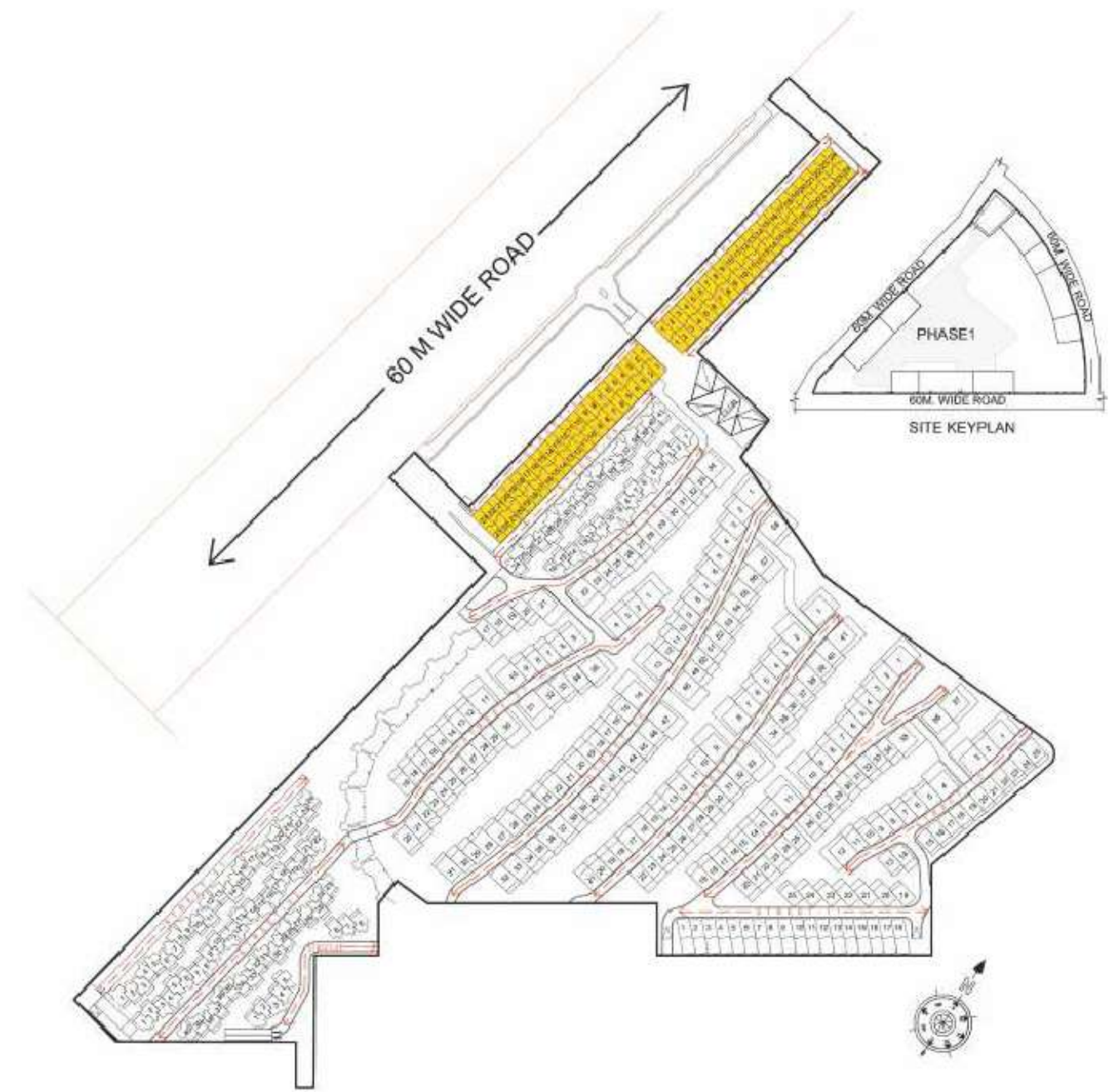
## KEY PLAN

Name of Villa	Color	Location		Plot Size (In Sq. Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Exclusive Garden + Terrace Area (In Sq. Ft.)	Total Area of Unit (In Sq. Ft.) (C+D/2)
		Street	Villa Number					
Type 1	Yellow	ST - 04	1 to 23	115	2300	2595	820	3005
		ST - 05	1 to 23					
		ST - 19	1 to 24					
		ST - 20	1 to 24					



### TYPE-1 CLASSIC VILLAS

A CLASSIC LIFESTYLE  
AMIDST A SILVER OF CALM,  
IN THIS BUSTLING CITY.





TYPE - 1 CLASSIC VILLAS

## DESCRIPTION

- **The Villa has 3 levels with semi-covered terrace with the following key features:**  
4 bedrooms with attached toilet including 1 master bedroom with toilet & dresser, living & dining, kitchen, 2 car parking, 1 utility, maid's room & toilet, semi covered Balinese style spa bed, show kitchen, store & powder room

## UPPER GROUND FLOOR

- Golf cart movement in the entire 90 acres enables safety for pedestrians with no vehicular movement on the ground floor, so that the kids & the elderly can roam around safely
- All the living areas & bedrooms open towards the front lawn/buggy path
- 225 sq. ft. living & dining precisely designed for better furniture layout
- 130 sq. ft. kitchen including 17 sq. ft. store, openable sliders enables it to be used as an open as well as closed kitchen
- 146 sq. ft. bedroom with proper light & ventilation

## LOWER GROUND FLOOR - BACHELOR'S PAD

- Private parking space for two cars inside your own plot line on the lower ground floor
- Proper maid's room with a big utility which can be used in a multipurpose way for other services also
- A 218 sq. ft. spacious bedroom with a unique layout where your 4 coaster bed directly faces 100 sq. ft. of open to sky landscaped garden, which will impress the most
- Privacy at the staircase has been taken care of, by designing louvers at specific angles to make sure that the privacy also remains at the rear side of the villa



TYPE - 1 CLASSIC VILLAS

## FIRST FLOOR - THE PRIVATE DOMAIN

- A 185 sq. ft. lavish master bedroom with 85 sq. ft. dresser & toilet with a 100 sq. ft. open to sky terrace jointly enjoyed with the other bedroom
- Both the bedrooms open towards the front lawn/buggy path
- Framed views in bedrooms formed by slanting surfaces increase the privacy & also makes the elevations interesting

## THE TERRACE YOU'LL LOVE TO SPEND TIME ON

- Terraces are unique with Balinese style spa bed on the roof top which is also convertible into performance platform in case of a small gathering
- Proper chef's show kitchen along with powder room & other services also provided
- Store on terrace to keep your soft furnish safe in case of rain
- Pergolas shade the terraces, making the elevations dynamic & adding a vibrant look & feel by playful sun movement throughout the day





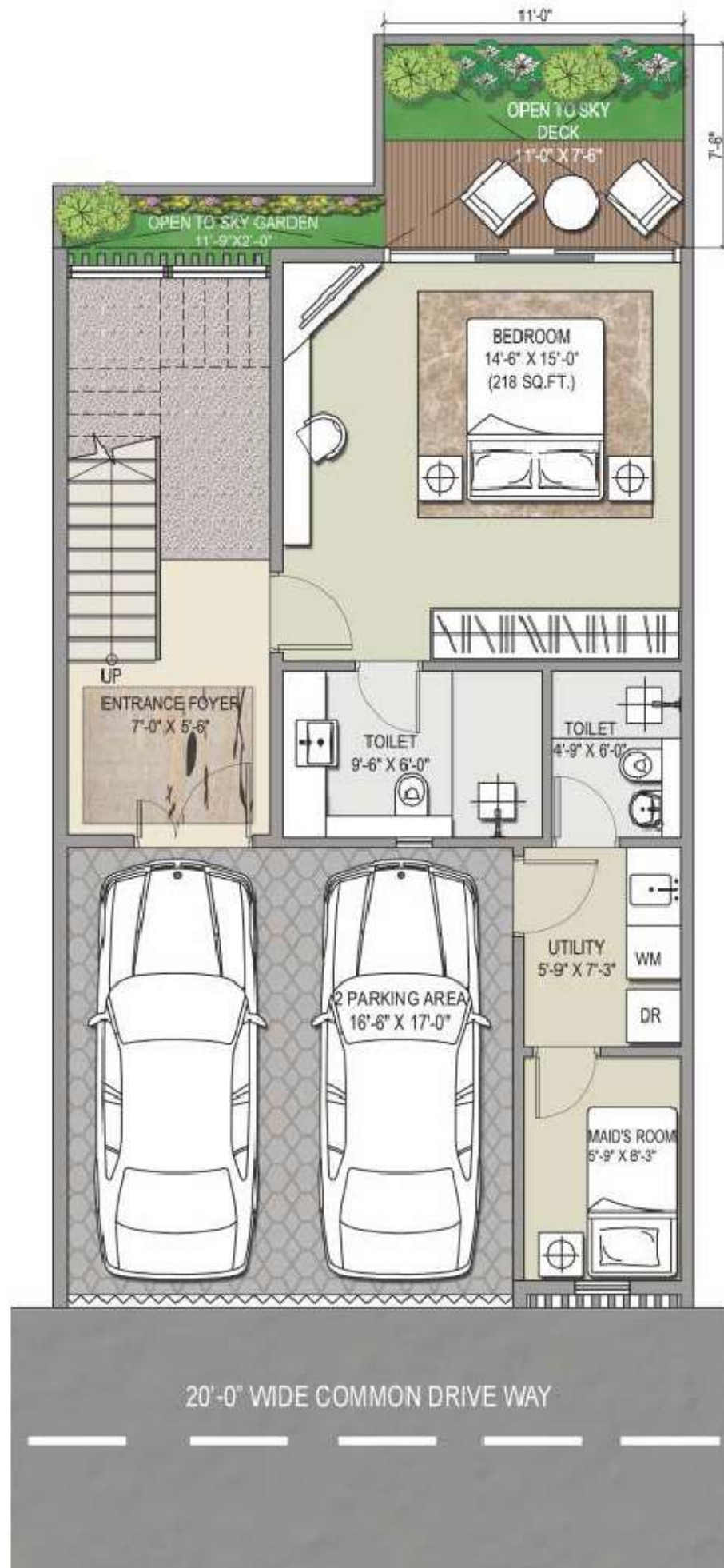
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CLASSIC VILLAS

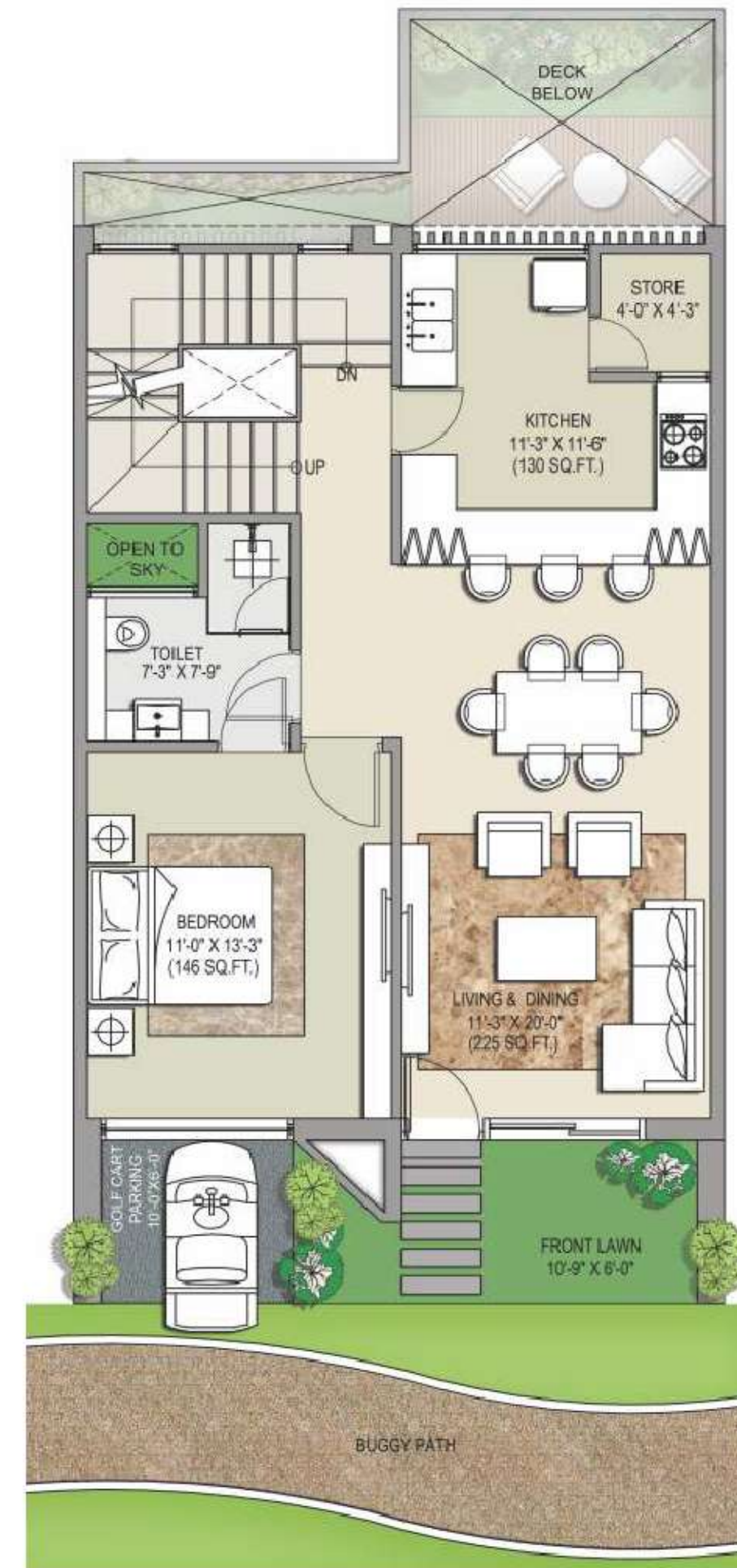
LOWER GROUND FLOOR

TYPE - 1 CLASSIC VILLAS



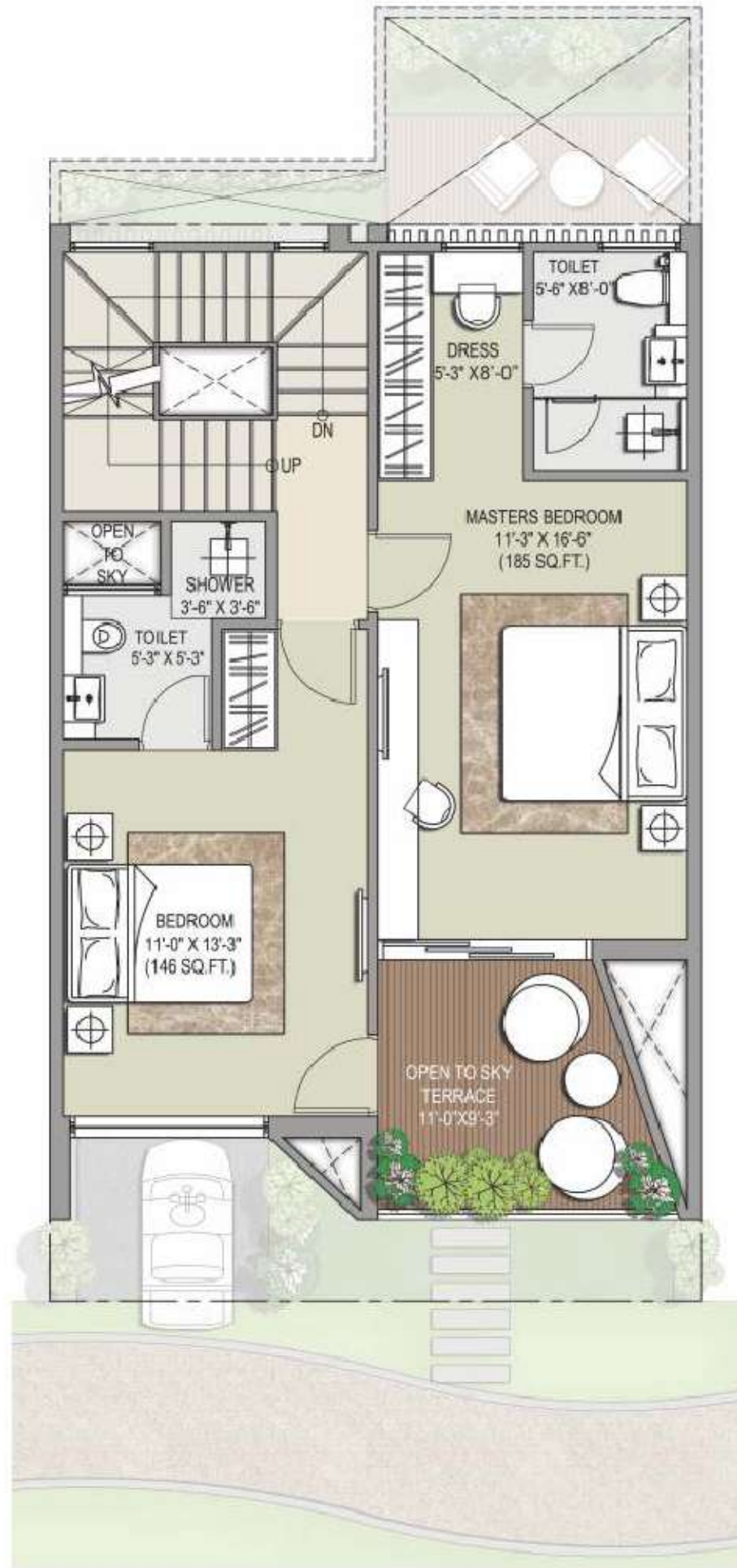
UPPER GROUND FLOOR

TYPE - 1 CLASSIC VILLAS



**FIRST FLOOR**

TYPE - 1 CLASSIC VILLAS

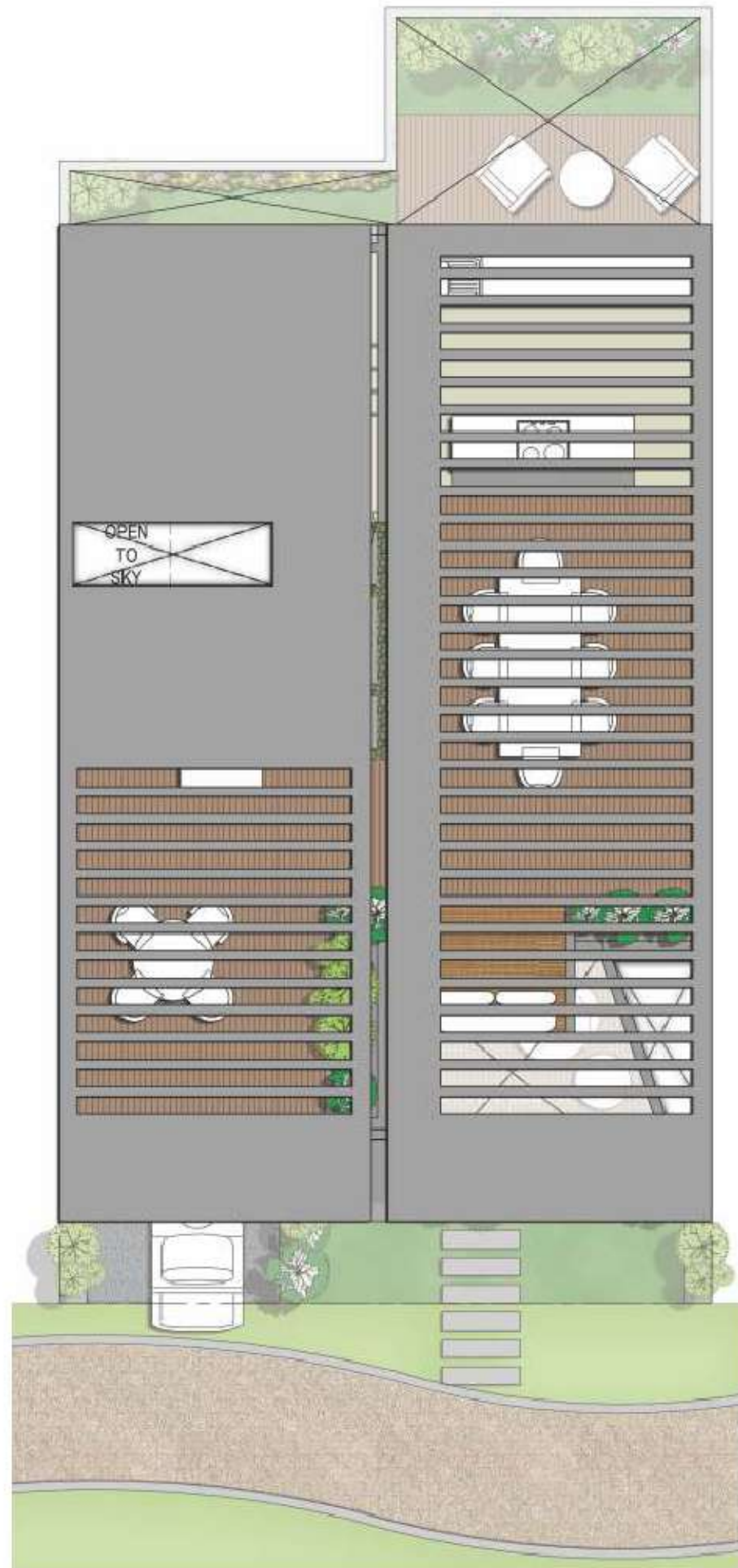


TYPE - 1 CLASSIC VILLAS

**TERRACE FLOOR**

ROOF PLAN

TYPE - 1 CLASSIC VILLAS





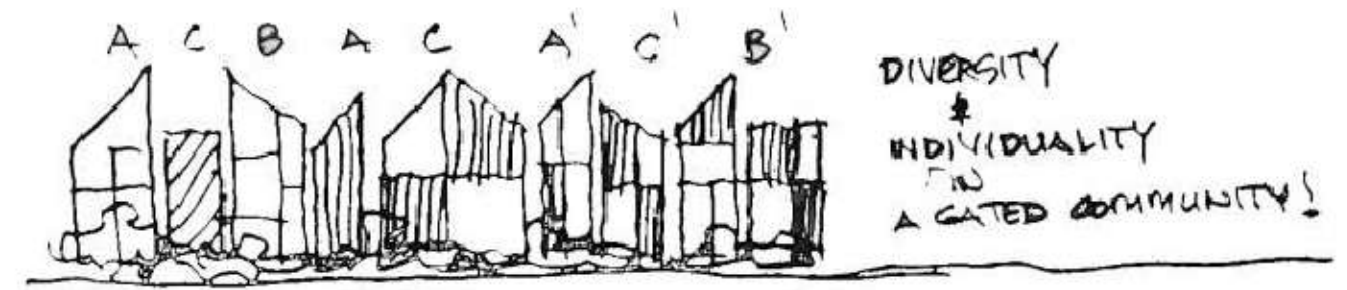
### TYPE-2

## INTERLOCKING WOODS VILLAS

WHY RECTANGULAR PLOTS,  
WHEN WE CAN INTERLOCK THE VILLAS  
FOR BETTER LIGHT & VENTILATION IN  
ALL THE HABITABLE SPACES.



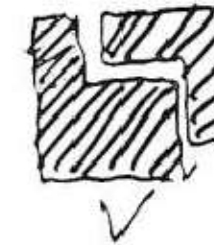
### CLUSTER PLAN



EVERYONE






RISE



INTERLOCKING  
VILLAS  
ALL ROOMS WITH  
A VIEW!

CONCEPT SKETCH OF INTERLOCKING VILLAS  
BY WONG CHIU MAN, WOW ARCHITECTS, SINGAPORE



-  TYPE 2X
-  TYPE 2Y
-  TYPE 2Z



TYPE - 2 INTERLOCKING WOODS VILLAS

## DESCRIPTION

- **The Villa has 3 levels with terrace with the following key features:**  
4 bedrooms with attached toilet including 1 master bedroom with a master dresser & toilet, living & dining, kitchen & kitchen yard, 2 car parking, party hall/multipurpose hall, open-to-sky swimming pool, 1 utility, maid's room & toilet, semi covered Balinese style spa bed, show kitchen, store & powder room

## UPPER GROUND FLOOR

- Golf cart movement in the entire 90 acres enables safety for pedestrians with no vehicular movement on the ground floor, so that the kids & the elderly can roam around safely
- All the living rooms & bedrooms open towards the woods in the back yard
- Resort like entrance foyer with a view of the woods through 13 ft. high living room
- 273 - 276 sq. ft. of living & dining opening into your own private lawn of 164 - 183 sq. ft., which overlooks the woods & your private pool on the lower ground floor level
- 84 sq. ft. independent kitchen has a unique connectivity to the maid's room & the utility on the lower ground floor
- 157 sq. ft. of bedroom with floor flushed glazing for a perfect view of your private swimming pool

## LOWER GROUND FLOOR - BACHELOR'S PAD

- A unique bachelor's pad with 135 - 176 sq. ft. of party hall & 157 - 177 sq. ft. of bedroom both opening towards the open-to-sky swimming pool with a floating deck for relaxing evenings
- Private parking space for two cars in the lower ground floor
- Proper maid's room with a big utility and a separate entrance, has a multipurpose use for other services also



TYPE - 2 INTERLOCKING WOODS VILLAS

## FIRST FLOOR - THE PRIVATE DOMAIN

- A 204 sq. ft. master bedroom with a 108 - 138 sq. ft. huge terrace/balcony facing the woods
- Framed views in bedrooms formed by slanting surfaces enhances privacy while making the elevations interesting
- The trees virtually enter your bedroom through the open-to-sky terrace/balcony on the first floor

## THE TERRACE YOU'LL LOVE TO SPEND TIME ON

- Terraces are unique with Balinese style spa bed on the roof top which is also convertible into performance platform in case of a small gathering
- Proper chef's show kitchen along with a powder room planned purposely, to be used during a gathering or party close to the trees
- Store on terrace to keep your soft furnish safe in case of rain
- Pergolas shade the terraces, making the elevations dynamic & adding a vibrant look & feel by playful sun movement through out the day



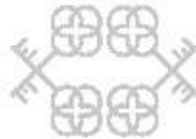
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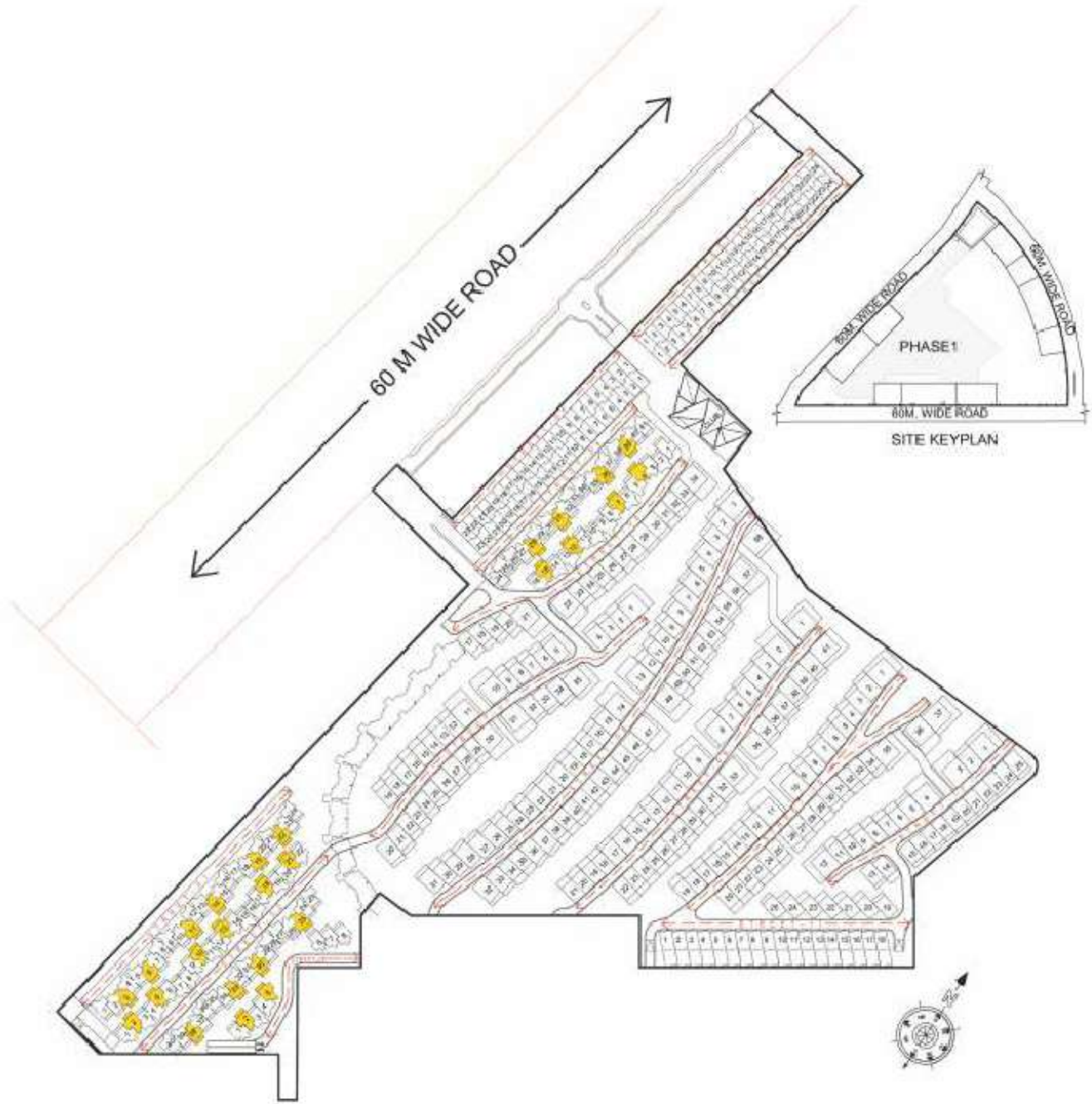
INTERLOCKING WOODS VILLAS

# KEY PLAN

Name of Villa	Color	Location		Plot Size (In Sq. Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Exclusive Garden + Terrace Area (In Sq. Ft.)	Total Area of Unit (In Sq. Ft.) (C+D/2)
		Street	Villa Number					
Type 2X	Yellow	ST - 01	03,06,11,14,19,22	144	2630	3215	920	3675
		ST - 02	02,05,10,13,18,21,25,30,33,38					
		ST - 03	02,05					
		ST - 05	28,31,36, 39					
		ST - 06	04,07,12,15					



## TYPE-2X INTERLOCKING WOODS VILLAS





**LOWER GROUND FLOOR**

TYPE - 2X INTERLOCKING WOODS VILLAS



TYPE - 2X INTERLOCKING WOODS VILLAS

**UPPER GROUND FLOOR**

**FIRST FLOOR**

TYPE - 2X INTERLOCKING WOODS VILLAS



**TERRACE FLOOR**

TYPE - 2X INTERLOCKING WOODS VILLAS



# ROOF PLAN

TYPE - 2X INTERLOCKING WOODS VILLAS



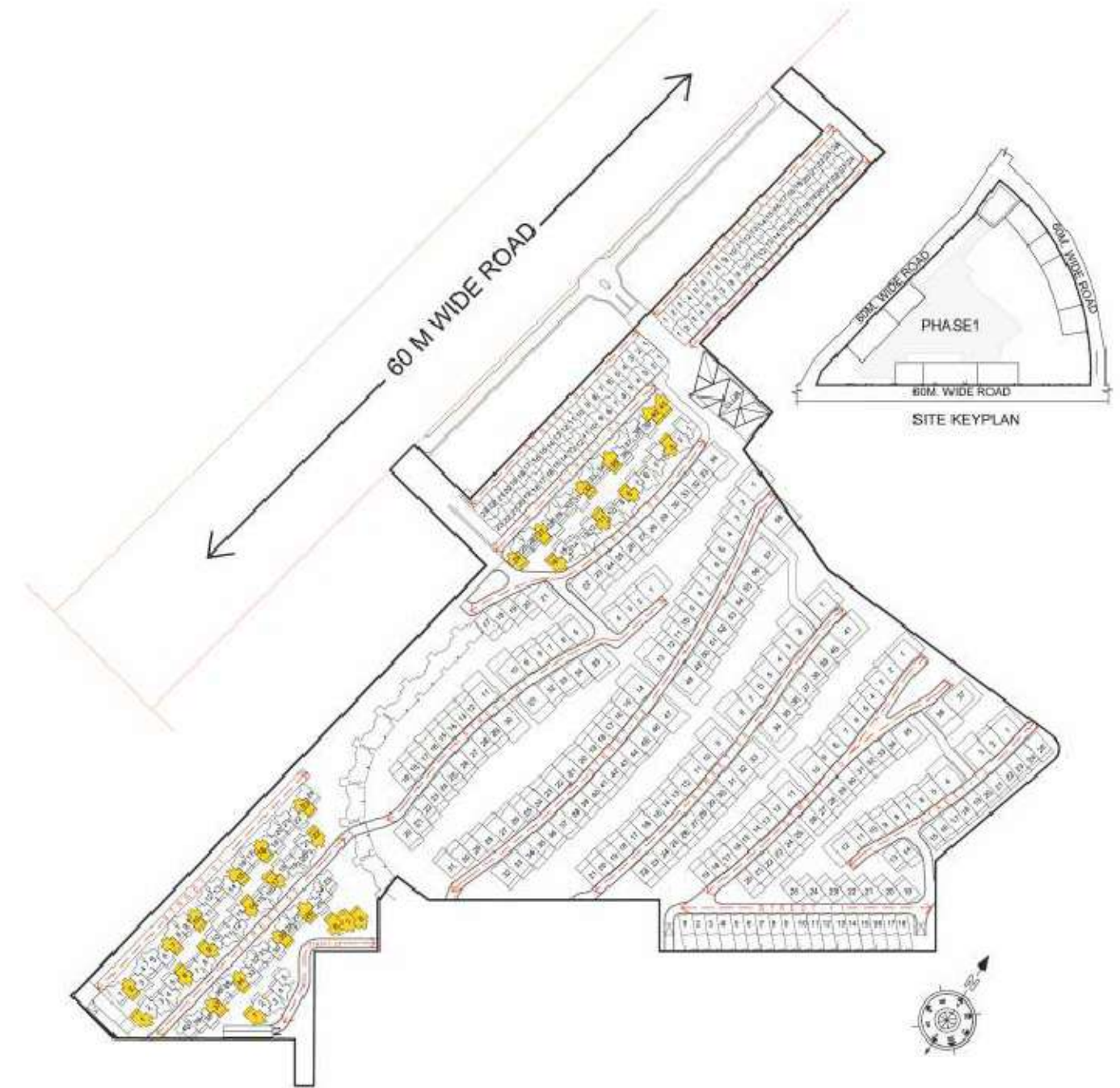


**TYPE - 2Y**  
**INTERLOCKING**  
**WOODS VILLAS**



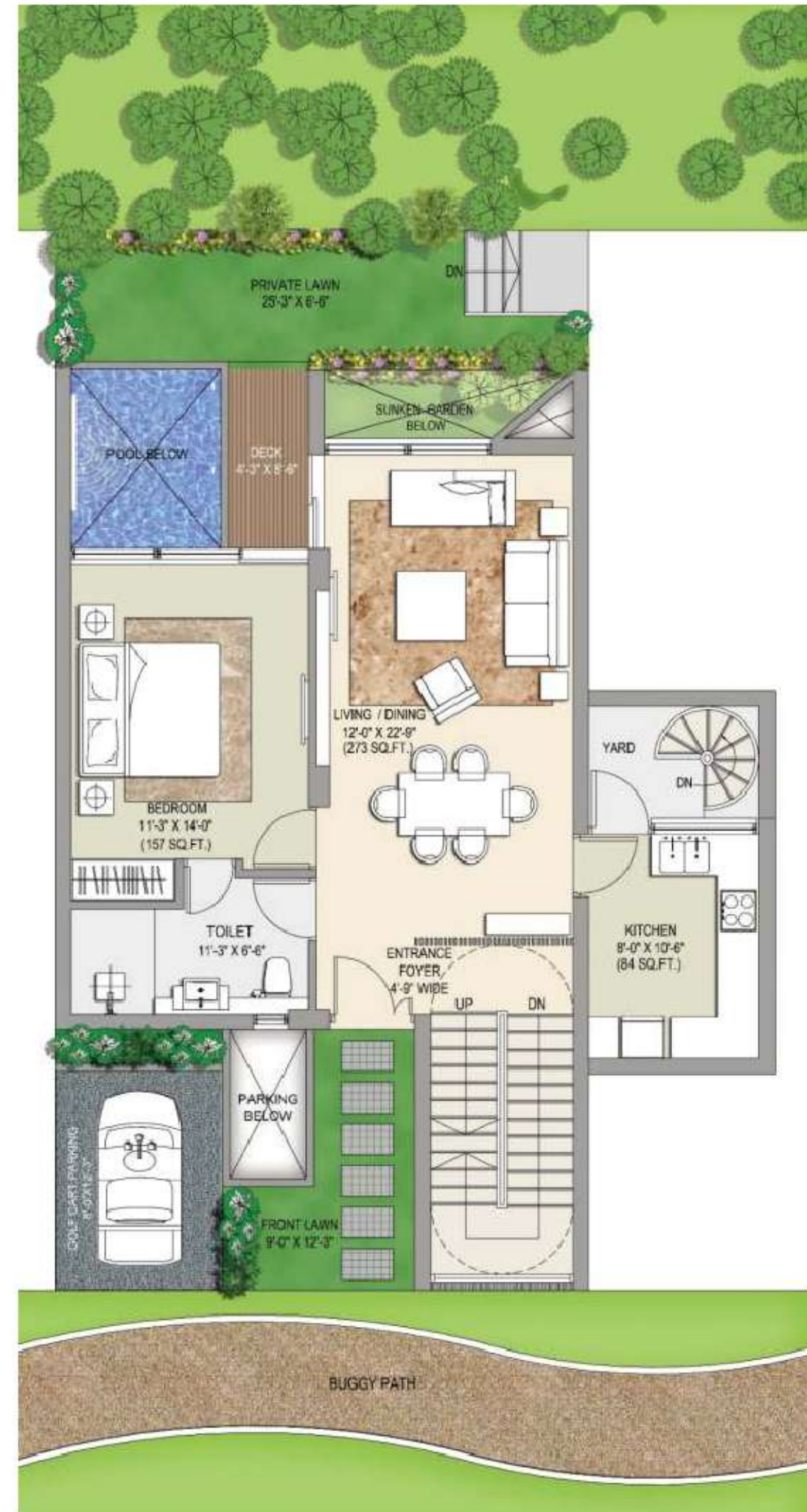
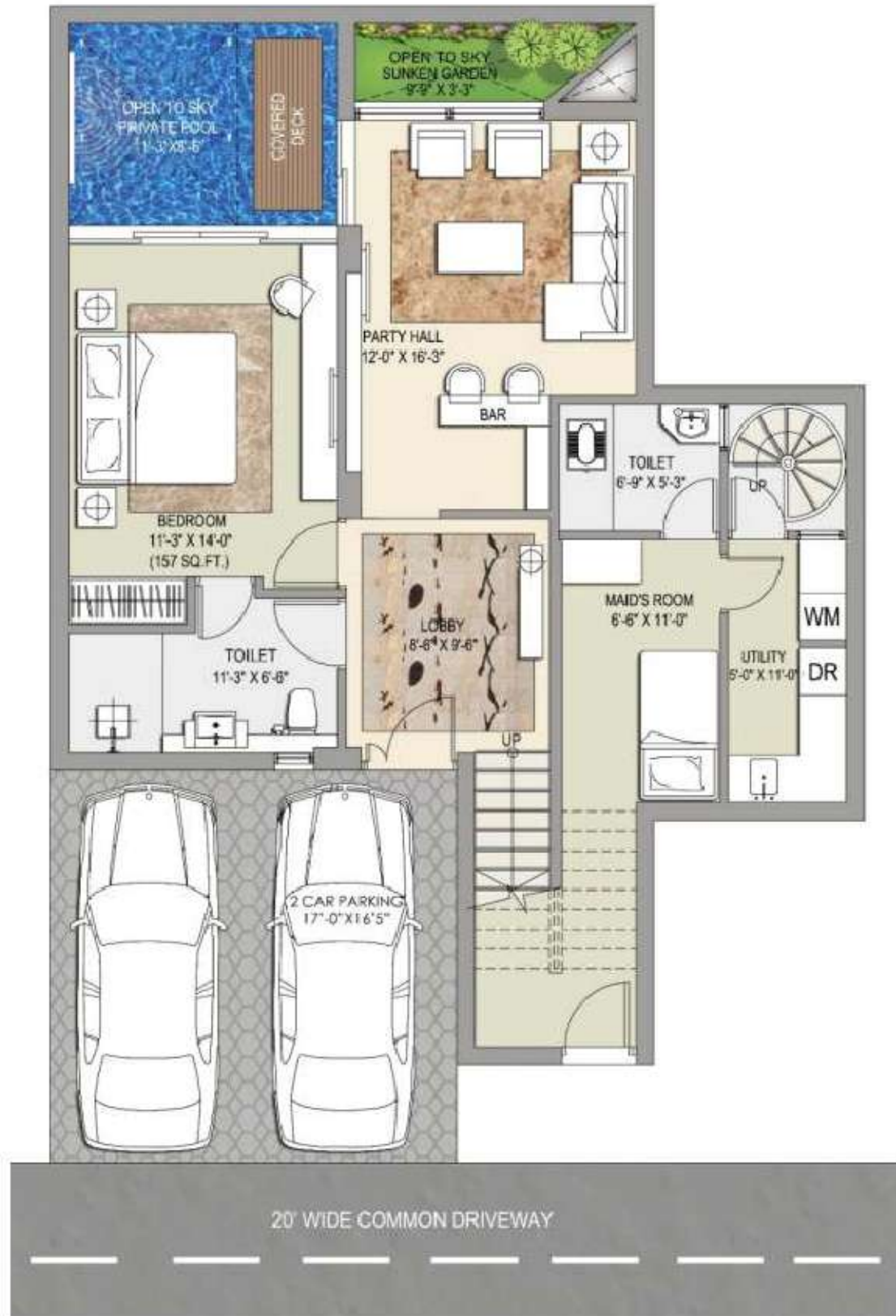
**KEY PLAN**

Name of Villa	Color	Location		Plot Size (In Sq. Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Exclusive Garden + Terrace Area (In Sq. Ft.)	Total Area of Unit (In Sq. Ft.) (C+D/2)
		Street	Villa Number					
				A	B	C	D	(C+D/2)
Type 2Y	Yellow	ST - 01	02,07,10,15,18,23	142	2630	3215	920	3675
		ST - 02	01,06,09,14,17,22,26,29,34,37					
		ST - 03	01,06,07,08					
		ST - 05	24,27,32,35,40,41					
		ST - 06	03,08,11,16					



**LOWER GROUND FLOOR**

TYPE - 2Y INTERLOCKING WOODS VILLAS



TYPE - 2Y INTERLOCKING WOODS VILLAS

**UPPER GROUND FLOOR**

**FIRST FLOOR**

TYPE - 2Y INTERLOCKING WOODS VILLAS



**TERRACE FLOOR**

TYPE - 2Y INTERLOCKING WOODS VILLAS



# ROOF PLAN

TYPE - 2Y INTERLOCKING WOODS VILLAS

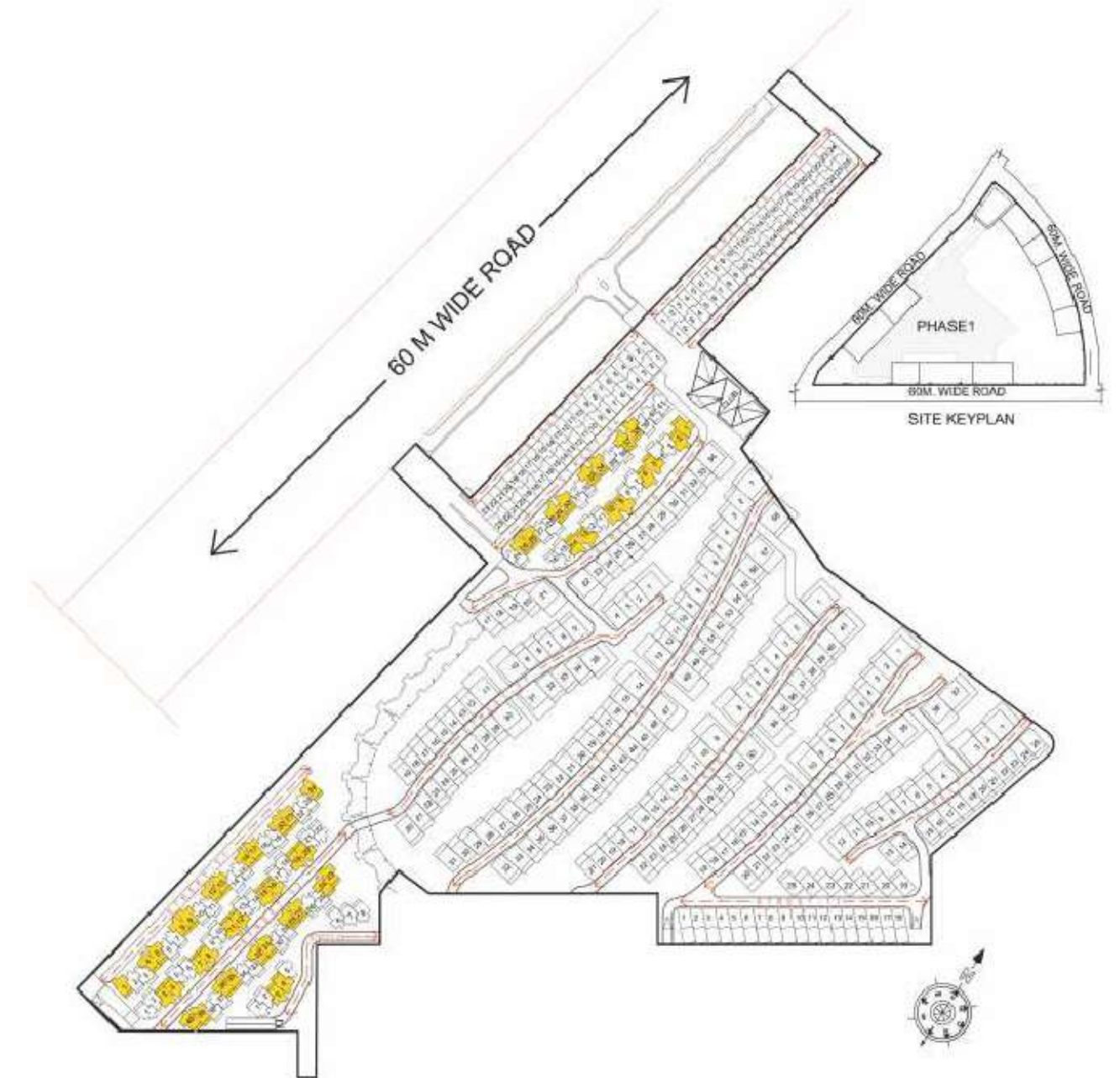


## KEY PLAN

Name of Villa	Color	Location		Plot Size (In Sq. Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Exclusive Garden + Terrace Area (In Sq. Ft.)	Total Area of Unit (In Sq. Ft.)
		Street	Villa Number					
				A	B	C	D	(C+D/2)
Type 2Z	Yellow	ST - 01	01,04,05,08,09,12,13, 16,17,20,21,24	152	2630	3245	930	3710
		ST - 02	03,04,07,08,11,12,15,16,19,20 23,24,27,28,31,32,35,36,39,40					
		ST - 03	03,04					
		ST - 05	25,26,29,30,33,34,37,38					
		ST - 06	01,02,05,06,09,10,13,14					



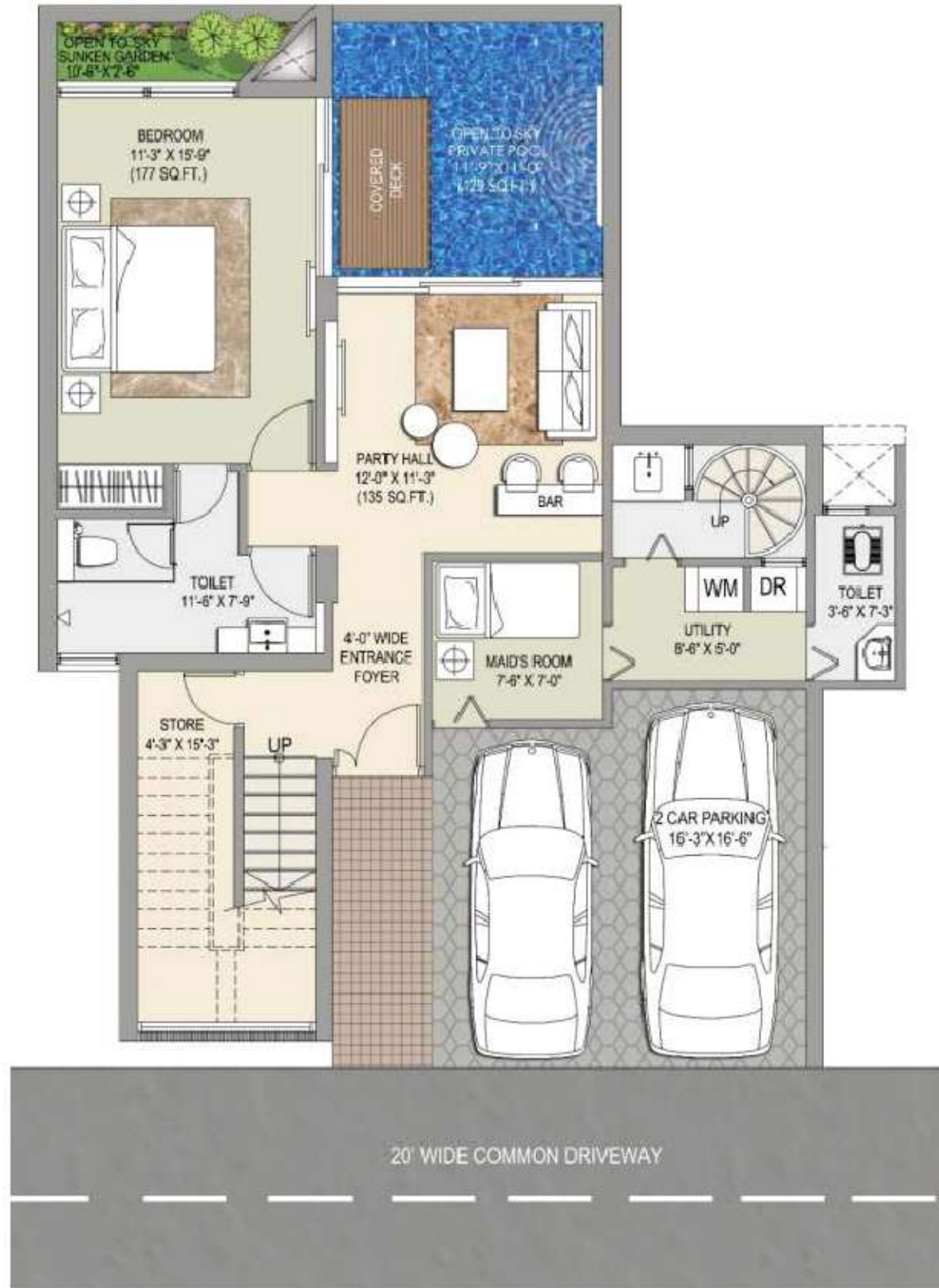
### TYPE - 2Z INTERLOCKING WOODS VILLAS





**LOWER GROUND FLOOR**

TYPE - 2Z INTERLOCKING WOODS VILLAS



TYPE - 2Z INTERLOCKING WOODS VILLAS

**UPPER GROUND FLOOR**

**FIRST FLOOR**

TYPE - 2Z INTERLOCKING WOODS VILLAS



**TERRACE FLOOR**

TYPE - 2Z INTERLOCKING WOODS VILLAS



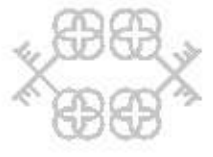
# ROOF PLAN

TYPE - 2Z INTERLOCKING WOODS VILLAS



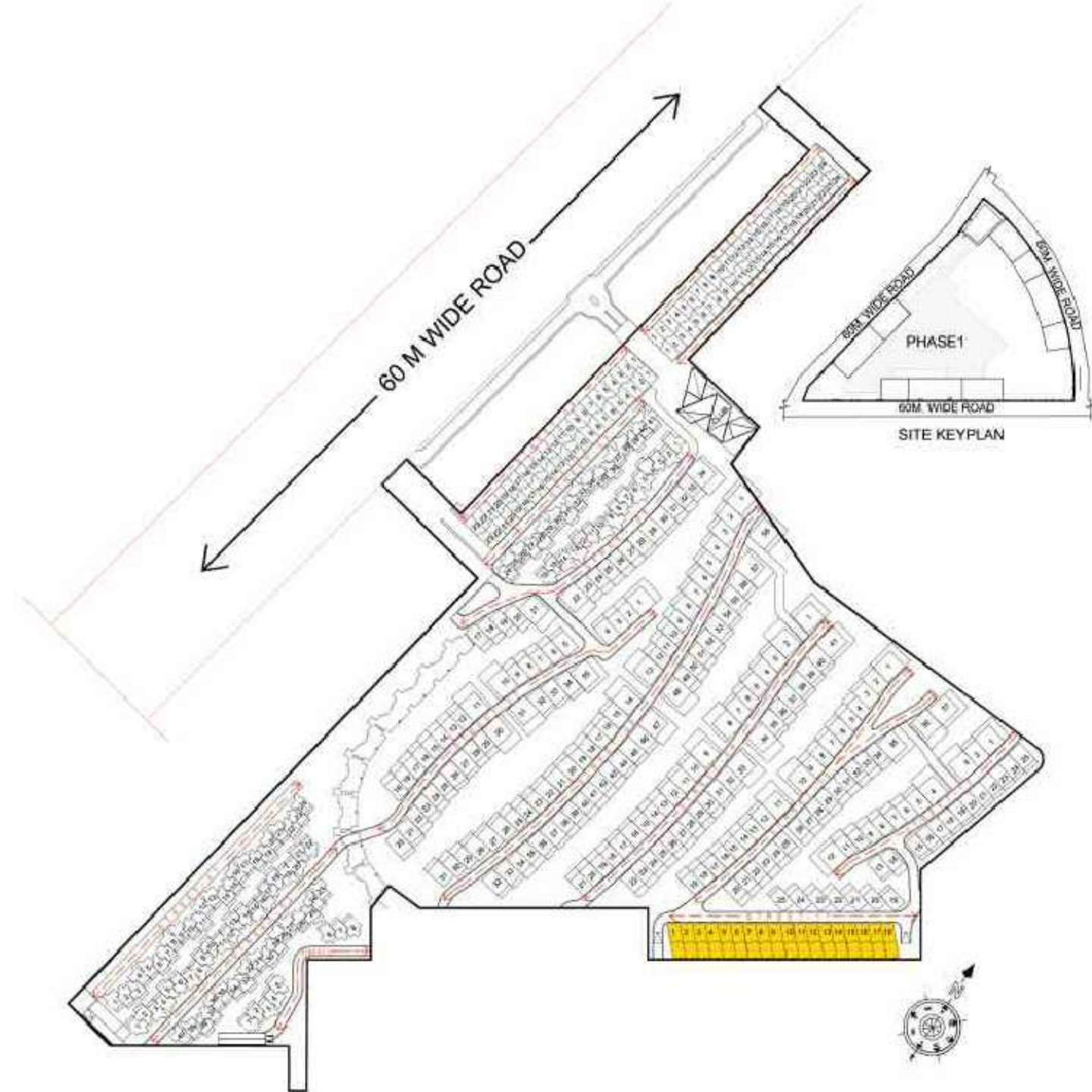
**KEY PLAN**

Name of Villa	Color	Location		Plot Size (In Sq. Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Exclusive Garden + Terrace Area (In Sq. Ft.)	Total Area of Unit (In Sq. Ft.) (C+D/2)
		Street	Villa Number					
Type 3	Yellow	ST - 11	01 to 18	A	B	C	D	(C+D/2)
				143	2670	3305	1810	4210



**TYPE-3  
SPORTS VILLAS**

LOCATED NEAR THE SPORT ZONES,  
URGES YOU TO LIVE A HEALTHY LIFE





TYPE - 3 SPORTS VILLAS

## DESCRIPTION

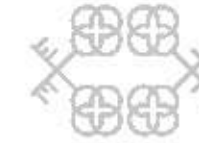
- **The Villa has 3 levels with terrace with the following key features:**  
4 bedrooms with attached dresser & toilet including 1 master bedroom with master toilet & dresser, living & dining, kitchen, 2 car parking, party/multipurpose hall, semi covered private pool, 1 utility, maid's room & toilet, semi covered Balinese style spa bed, show kitchen, store & powder room

## UPPER GROUND FLOOR

- Golf cart movement in the entire 90 acres enables safety for pedestrians with no vehicular movement on the ground floor, so that the kids & the elderly can roam around safely
- Beautiful concept of double height void in a 349 sq. ft. living & dining with the skylight at the top, allowing ample amount of light & ventilation in the living area
- The deck of the living room opens toward a 868 sq. ft. of rear garden overlooking your private swimming pool in the lower ground floor
- 80 sq. ft. of independent kitchen with unique connectivity to the maid's room & the utility on the lower ground floor

## LOWER GROUND FLOOR - BACHELOR'S PAD

- A unique bachelor's pad with a spacious 165 sq. ft. bedroom & a 170 sq. ft. party hall overlooking your own semi covered private pool with a deck & connectivity to the ground floor
- Private parking space for two cars inside your own plot line
- Proper maid's room with a big utility with separate entrance, has a multipurpose use for other services also



TYPE - 3 SPORTS VILLAS

## FIRST FLOOR - THE PRIVATE DOMAIN

- The private domain enables visual connectivity to the lower floor through the double height void, keeping privacy & convenience at its best
- Enjoyable view of the garden through the light well – a double height void with a skylight above
- A 200 sq. ft. master bedroom floats in the light well with slit openings, which also has a beautiful terrace that opens into the garden
- All the bedrooms open into a 868 sq. ft. landscaped garden

## THE TERRACE YOU'LL LOVE TO SPEND TIME ON

- Unique terrace with Balinese style spa bed on the roof top which is also convertible into performance platform in case of a small gathering
- Proper chef's show kitchen along with a powder room planned purposely, to be used during a gathering or party
- Store on the terrace to keep soft furnishing safely in case of rain
- Pergolas shade the terrace, making the elevations dynamic & adding a vibrant look & feel by playful sun movement through out the day



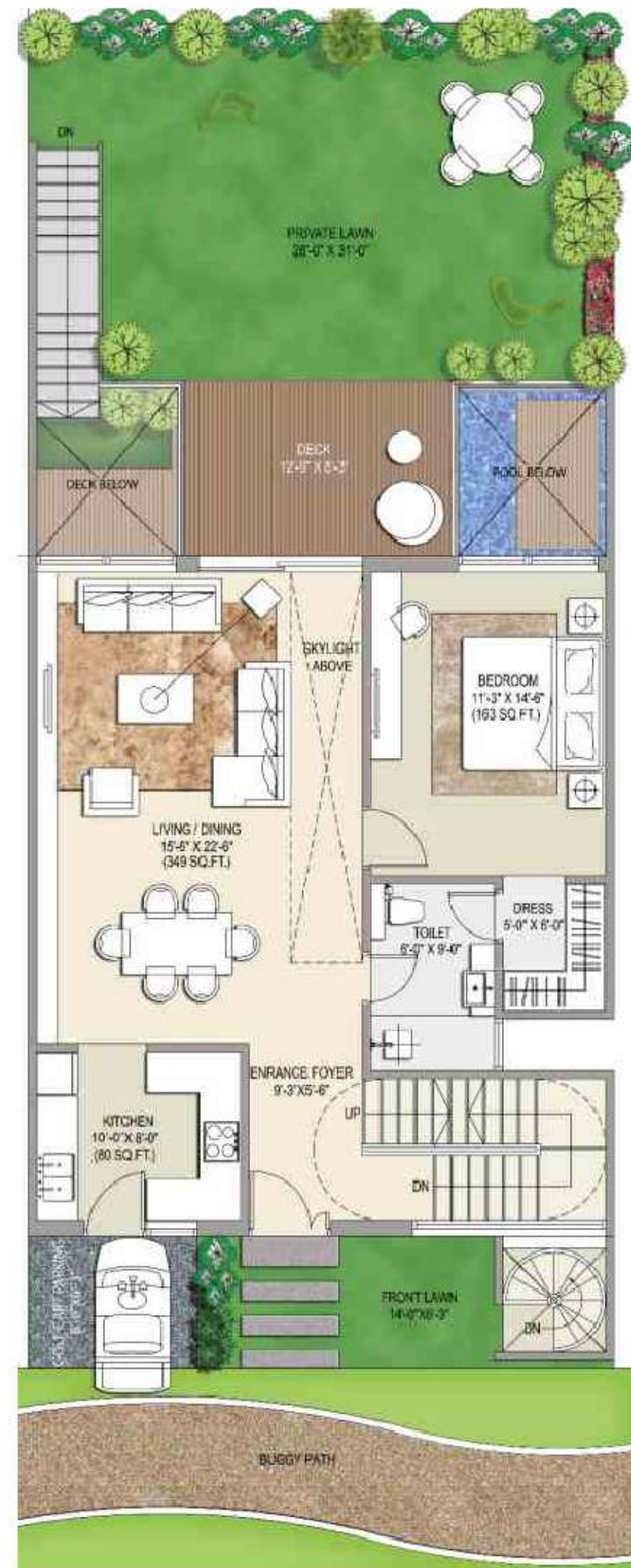
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SPORTS VILLAS

**LOWER GROUND FLOOR**

TYPE - 3 SPORTS VILLAS

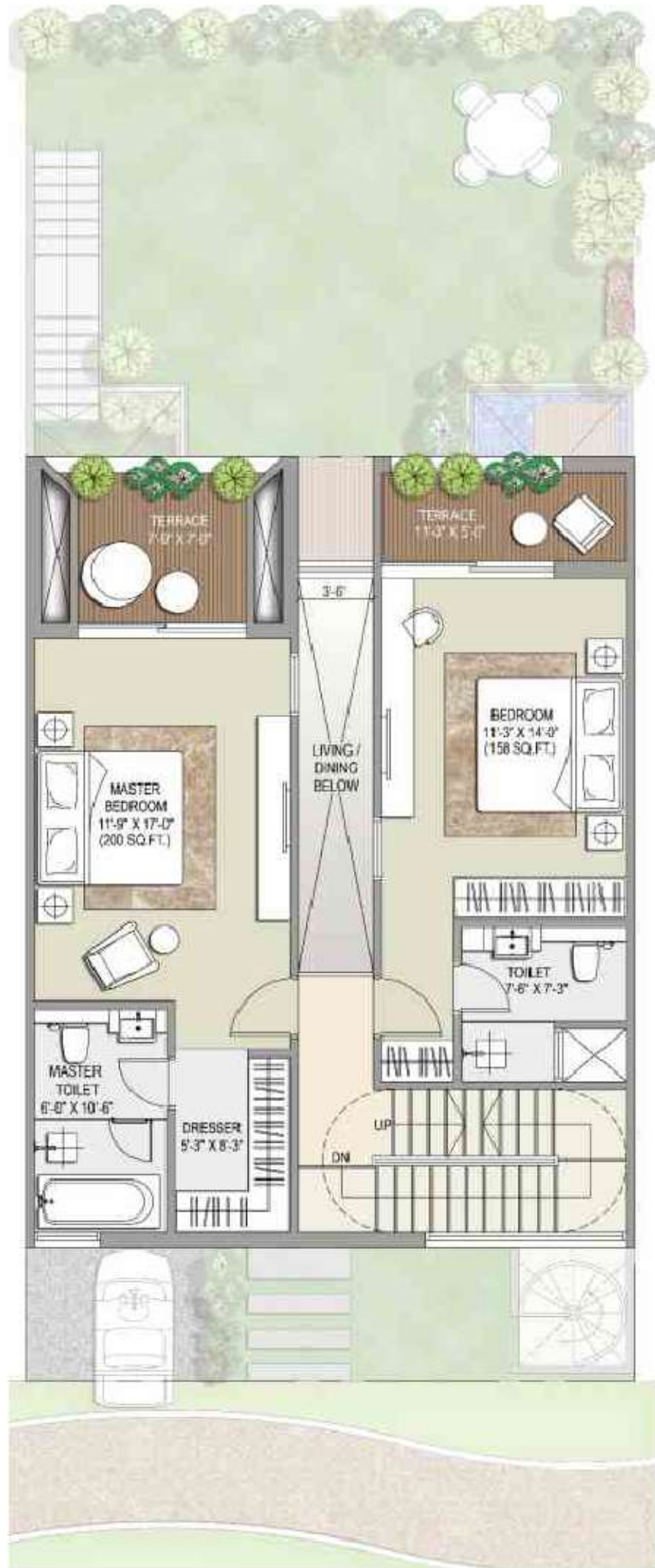


**UPPER GROUND FLOOR**

TYPE - 3 SPORTS VILLAS

**FIRST FLOOR**

TYPE - 3 SPORTS VILLAS



TYPE - 3 SPORTS VILLAS

**TERRACE FLOOR**



**ROOF PLAN**

TYPE - 3 SPORTS VILLAS



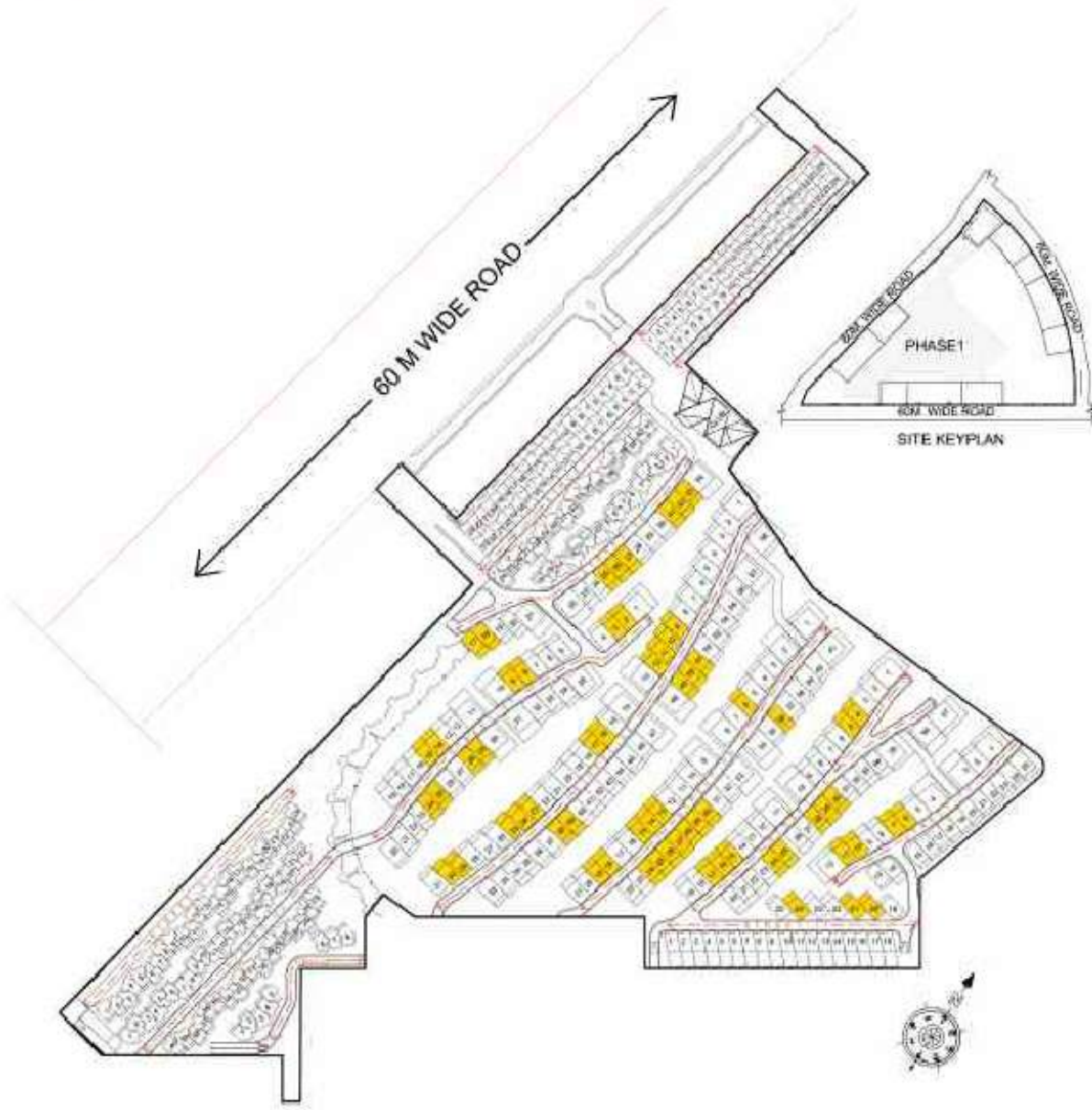
**KEY PLAN**

Name of Villa	Color	Location		Plot Size (In Sq. Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Exclusive Garden + Terrace Area (In Sq. Ft.)	Total Area of Unit (In Sq. Ft.)
		Street	Villa Number					
Type 4	Yellow	ST - 06	17,18,25,26,27,31,32,33	A	B	C	D	(C+D/2)
		ST - 07	02,03,08,09,14,15,24,25,28,29					
		ST - 08	09,10,11,12,16,17,23,24,25,29 30,38,39,49,50,51					
		ST - 09	06,13,14,15,18,19,24,25,26,27 28,29,30,36					
		ST - 10	04,05,15,16,17,24,25,28,29,30					
		ST - 11	20,21,24					
		ST - 12	06,07,10,11					
				212	3235	4070	1210	4675



**TYPE-4  
GOLF VILLAS**

ERGONOMICALLY DESIGNED GOLF VILLAS ENCAPSULATED IN  
SOPHISTICATED YET SOOTHING SPACES & SERENE SETTINGS  
FACING THE GOLF COURSE FOR THOSE WHO YEARN FOR  
LEISURE IN LIVING.





TYPE - 4 GOLF VILLAS

## DESCRIPTION

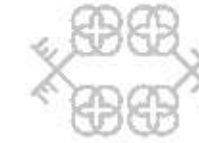
- **The Villa has 4 levels with the following key features:**  
4 bedroom with attached dresser & toilet including 1 master bedroom with master toilet & dresser, living & dining, kitchen with kitchen yard, powder room, private lawn, 2 car parking, lift, AV room/multipurpose hall, open to sky private pool, 1 utility, 2 maid's room & toilet, semi covered Balinese style spa bed, show kitchen, creative loft, store & toilet

## UPPER GROUND FLOOR

- Golf cart movement in the entire 90 acres enables safety for pedestrians with no vehicular movement on the ground floor, so that the kids & the elderly can roam around safely
- Your 275 sq. ft. private garden gets elevated approximately 2m from the golf course level, which takes care of the view & the privacy
- 352 sq. ft. of living & dining area facing the pool & the golf course adds another edge to luxury
- 100 sq. ft. kitchen which has a separate 60 sq. ft. kitchen yard with connectivity to lower ground floor
- 186 sq. ft. bedroom with a pleasing view facing towards the golf course
- As the luxury adds up, you also have framed wider views towards the golf course & the provision of private lift

## LOWER GROUND FLOOR - BACHELOR'S PAD

- A 186 sq. ft. bedroom with your 4 coaster bed facing your private pool gives you refreshing views
- Enjoy a movie in your private 235 sq. ft. of AV room with a view of your private pool & the golf course
- Private parking space for two cars inside your own plot line
- Proper maid's room with a big utility with separate entrance, has a multipurpose use for other services also



TYPE - 4 GOLF VILLAS

## FIRST FLOOR - THE PRIVATE DOMAIN

- A 239 sq. ft. master bedroom with a 109 sq. ft. huge terrace jointly enjoyed by both the bedrooms on the floor
- Framed views in bedrooms formed by slanting surfaces increase the privacy & also makes the elevations interesting
- Enjoy the evening tea on your lounge with a view of the golf course from floor flushed glazing in the bedrooms

## THE TERRACE YOU'LL LOVE TO SPEND TIME ON

- The lift takes you to the creative loft on the terrace which has a 15 ft. high extraordinary framed view
- Enhance the creativity of your junior guitarist, the Kathak dancer in your house or the wonderful writer within you
- Terraces are unique with Balinese style spa bed on the roof top which is also convertible into performance platform in case of a small gathering
- Proper chef's show kitchen along with a toilet planned purposely, to be used during a gathering or party
- Store on the terrace for keeping the soft furnishing safely in case of rain
- Pergolas shade the terrace, making the elevations dynamic & adding a vibrant look & feel by playful sun movement throughout the day



R I S E   R E S O R T   R E S I D E N C E S



GOLF VILLAS

# LOWER GROUND FLOOR

TYPE - 4 GOLF VILLAS



TYPE - 4 GOLF VILLAS

# UPPER GROUND FLOOR

**FIRST FLOOR**

TYPE - 4 GOLF VILLAS



TYPE - 4 GOLF VILLAS

**TERRACE FLOOR**

**ROOF PLAN**

TYPE - 4 GOLF VILLAS



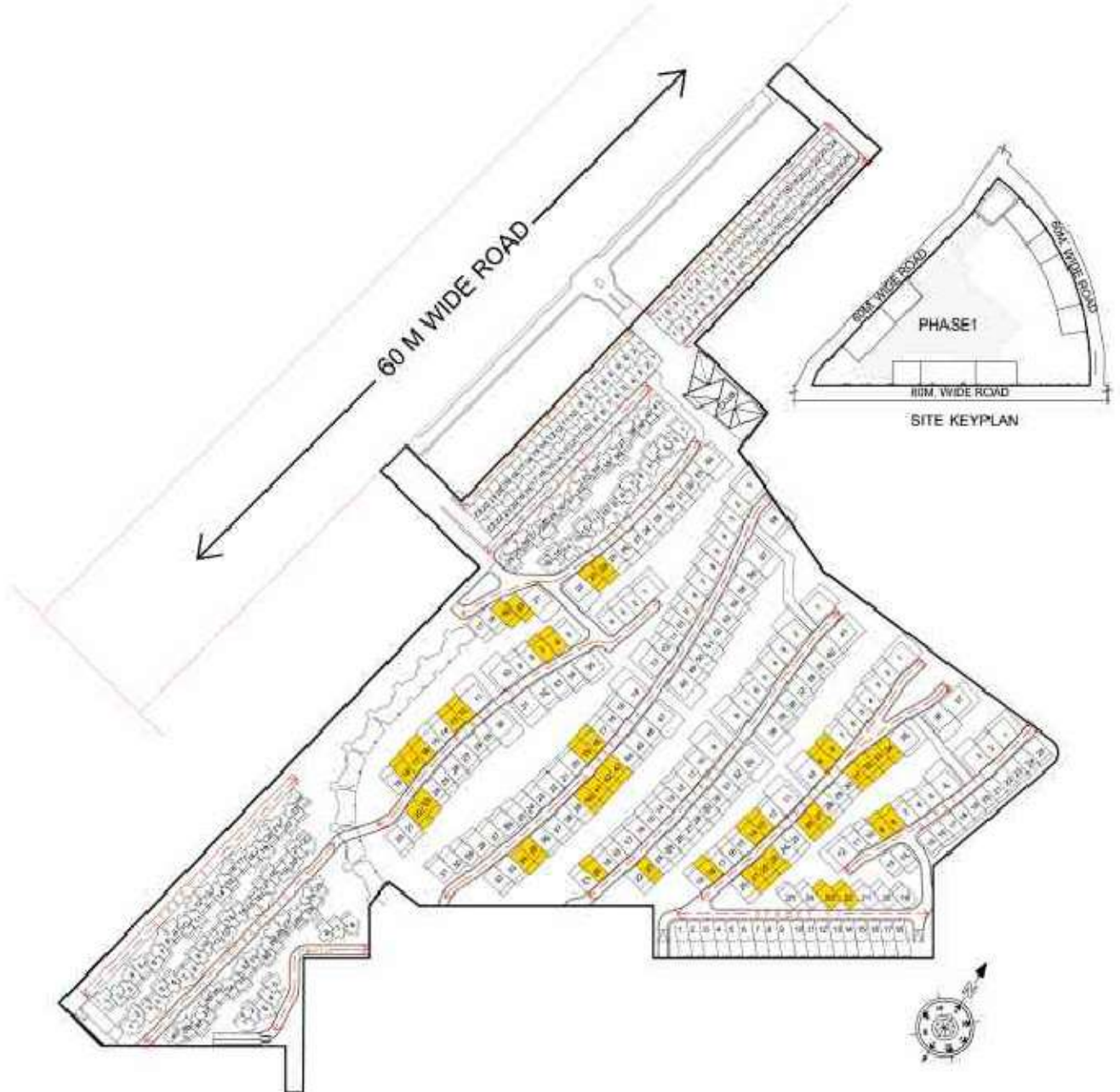
**KEY PLAN**

Name of Villa	Color	Location		Plot Size (In Sq. Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Exclusive Garden + Terrace Area (In Sq. Ft.)	Total Area of Unit (In Sq. Ft.) (C+D/2)
		Street	Villa Number					
Type 5	Yellow	ST - 06	19,20,23,24	212	3790	4635	1340	5305
		ST - 07	06,07,12,13,16,17,18,22,23					
		ST - 08	18,19,34,35,40,41,42,43					
		ST - 09	20,23					
		ST - 10	08,09,13,14,18,21,22,23,26,27 31,32,33,34					
		ST - 11	22,23					
		ST - 12	08,09					



**TYPE-5  
LEISURE  
GOLF VILLAS**

YOUR HEAVENLY ABODE ENCLOSED BY  
GRANDEUR AND GREENS







TYPE - 5 LEISURE GOLF VILLAS

## DESCRIPTIONS

- **The Villa has 5 levels with the following key features:**  
4 bedroom with attached dresser & toilet including a junior master bedroom and a master bedroom with master toilet & dresser, living & dining, kitchen with kitchen yard, powder room, private lawn, 2 car parking, lift, AV room/multipurpose hall, puja area, pantry, open-to-sky private pool, 1 utility, 2 maid's room & toilet, semi covered Balinese style spa bed, show kitchen, creative loft, store & toilet

## UPPER GROUND FLOOR

- Golf cart movement in the entire 90 acres enables safety for pedestrians with no vehicular movement on the ground floor, so that the kids & the elderly can roam around safely
- Resort like entrance foyer with a view of the golf course through 570 sq. ft. of living room with floor flushed glazing for a perfect view of your private lawn facing the golf course
- 209 sq. ft. of elevated private garden stepping down through the landscaped staircase to your 355 sq. ft. of private pool and garden
- 102 sq. ft. kitchen with 90 sq. ft. of show kitchen & a separate kitchen yard
- As the luxury adds up, you also have framed wider views towards the golf course & the provision of private lift

## LOWER GROUND FLOOR - BACHELOR'S PAD

- Splash your face in the mornings with the sparkling water in your open-to-sky swimming pool which is beside your 186 sq.ft. bedroom
- Enjoy a movie in your private 243 sq.ft. AV room with a view of your private pool & the golf course
- Private parking space for two cars inside your own plot line
- Proper maid's room with a big utility, flexible for other services also



TYPE - 5 LEISURE GOLF VILLAS

## FIRST FLOOR - THE JUNIOR'S DOMAIN

- Get amazed with a floating floor, set backed 1m from the ground floor profile
- The morning sunlight wakes you up in your 201 sq.ft. colossal junior master bedroom with a view towards the golf course from a glazing flushed till floor
- The greens virtually enters the master toilet & the bathing area through the 1m offset on the floor
- The 167 sq.ft. bedrooms has a walk-in wardrobe with a floor flushed glazing offering a direct view of the golf course from your bed

## SECOND FLOOR - THE MASTER'S DOMAIN

- The morning sunlight wakes you up in your 265 sq.ft. colossal master bedroom with a view towards the golf course from floor flushed glazing
- The greens virtually enters the master toilet & the shower area has a view of the greens

## THE TERRACE YOU'LL LOVE TO SPEND TIME ON

- The lift takes you to the creative loft on the terrace which has a 15 ft. high extraordinary framed view
- Enhance the creativity of your junior guitarist, the Kathak dancer in your house or the wonderful writer within you
- Terraces are unique with Balinese style spa bed on the roof top which is also convertible into performance platform in case of a small gathering
- Proper chef's show kitchen along with a toilet planned purposely, to be used during a gathering or party
- The terrace has a store for keeping the soft furnishing safely
- Pergolas shade the terrace, making the elevations dynamic & adding a vibrant look & feel by playful sun movement through out the day



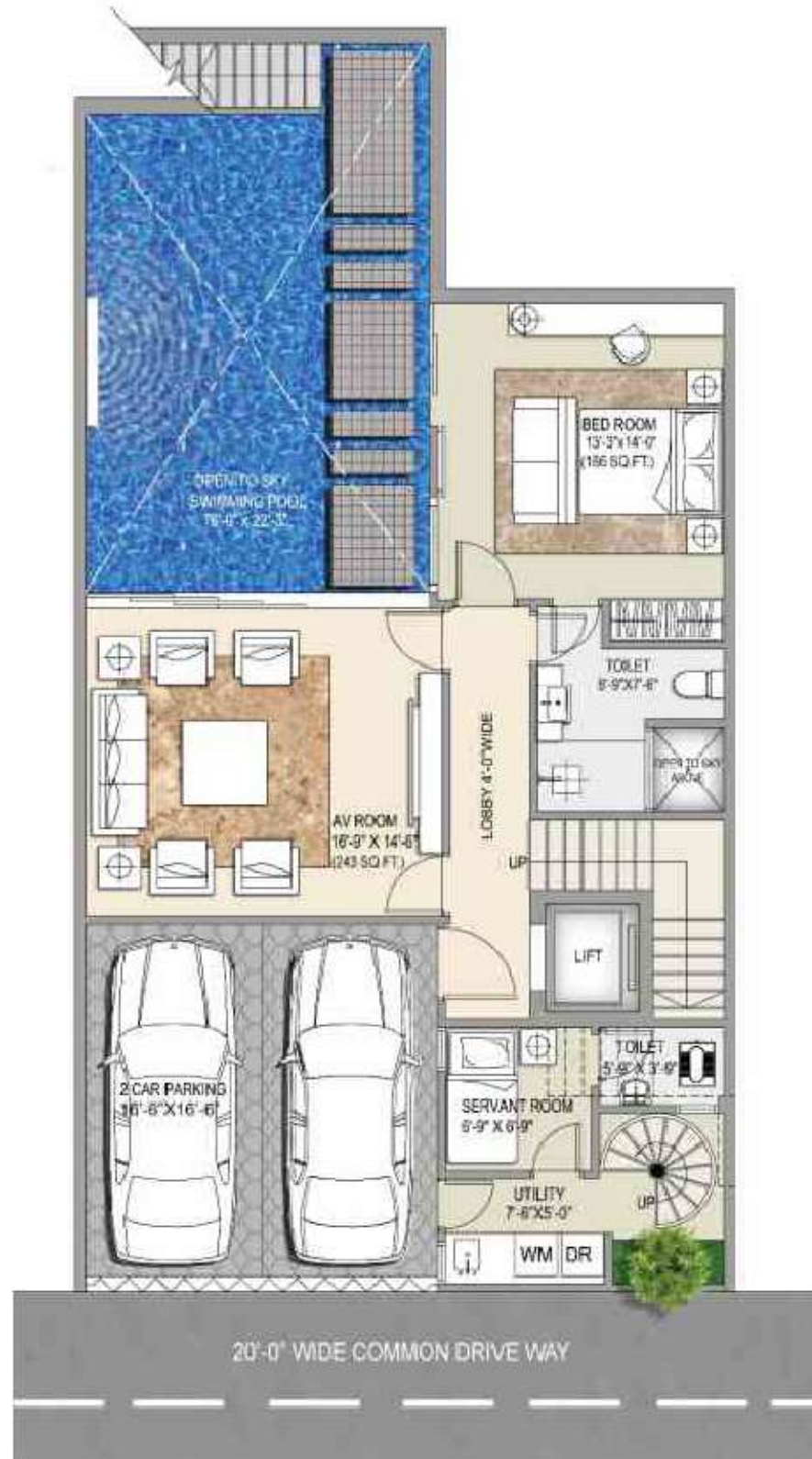
R I S E   R E S O R T   R E S I D E N C E S



LEISURE GOLF VILLAS

**LOWER GROUND FLOOR**

TYPE - 5 LEISURE GOLF VILLAS



TYPE - 5 LEISURE GOLF VILLAS

**UPPER GROUND FLOOR**

# FIRST FLOOR

TYPE - 5 LEISURE GOLF VILLAS



TYPE - 5 LEISURE GOLF VILLAS

# SECOND FLOOR

**TERRACE FLOOR**

TYPE - 5 LEISURE GOLF VILLAS



TYPE - 5 LEISURE GOLF VILLAS

**ROOF FLOOR**

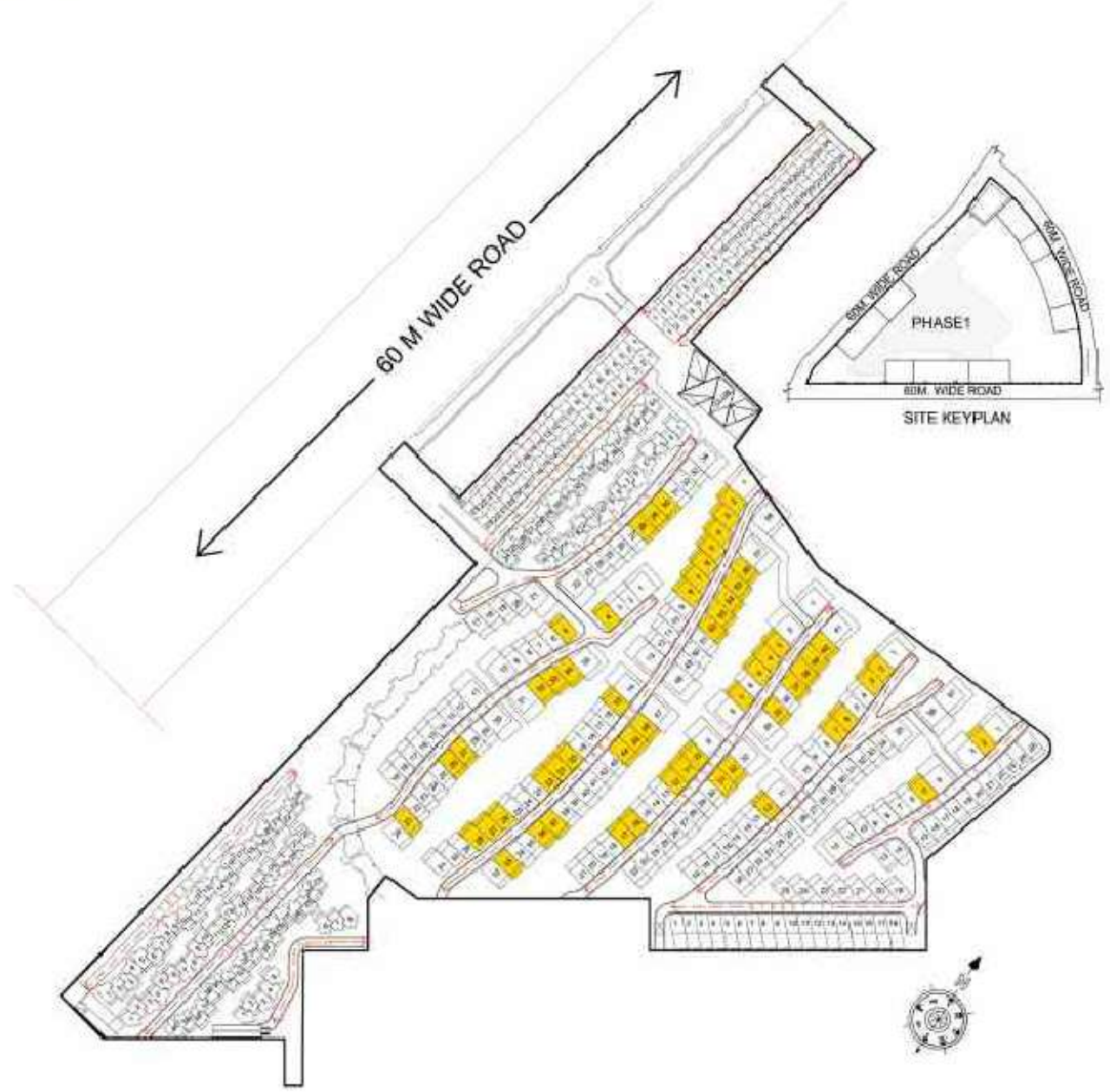
**KEY PLAN**

Name of Villa	Color	Location		Plot Size (In Sq.Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq.Ft.)	Built-up Area (In Sq.Ft.)	Exclusive Garden + Terrace Area (In Sq.Ft.)	Total Area of Unit (In Sq.Ft.) (C+D/2)
		Street	Villa Number					
Type 6	Yellow	ST - 06	28,29,30	248	4780	5800	1340	6470
		ST - 07	04,05,21,26,27,32,33,34					
		ST - 08	02 to 08 15,20,21,22,26,27,28,33,36,37 44,45,46,52,53,54,55,56					
		ST - 09	03,04,05,07,10,11,12,16,17,31 32,35,37,38,39,40					
		ST - 10	02,03,06,07,12					
		ST - 11						
		ST - 12	02,05					



**TYPE-6  
GOLF VILLAS  
WITH MEDITATION COURTS**

A VILLA INSPIRED BY CONTEMPORARY  
COURTYARD LIVING CRAFTED BY MODERN LIFESTYLE.





TYPE - 6 GOLF VILLAS WITH MEDITATION COURTS

## DESCRIPTIONS

- The Villa has 5 levels with the following key features :  
5 bedrooms with attached dresser & toilet including a junior master bedroom & a master bedroom with master toilet & dresser, meditation garden, living & dining, kitchen with kitchen yard, powder room, party lounge / multipurpose hall, 3 car parking, lift, open-to-sky private pool, 1 utility, 2 maid's room & toilet, powder room, private lawn, semi covered Balinese style spa bed, show kitchen, creative loft, store & toilet

## UPPER GROUND FLOOR

- Golf cart movement in the entire 90 acres enables safety for pedestrians with no vehicular movement on the ground floor, so that the kids & the elderly can roam around safely
- Resort like entrance foyer where a 80 sq.ft. of meditation garden with provision for oxygen wall inside your own villas
- 440 sq.ft. of triple height living room with floor flushed glazing for a perfect view of your private lawn facing towards the golf course
- 219 sq.ft. of elevated private garden stepping down through the landscaped staircase to your 310 sq.ft. of private pool, garden & party lounge
- As the luxury adds up, you also have framed wider views towards the golf course & the provision of private lift

## LOWER GROUND FLOOR - BACHELOR'S PAD

- Splash your face in the mornings with the sparkling water in your open-to-sky swimming pool which is beside your 181 sq.ft. bedroom
- Sip a cocktail in your private bar in the 290 sq.ft. party lounge or sit on the deck dipping your feet in the swimming pool
- Private parking space for three cars inside your own plot line
- Proper maid's room with a big utility, flexible for other services also



TYPE - 6 GOLF VILLAS WITH MEDITATION COURTS

## FIRST FLOOR - THE JUNIOR'S DOMAIN

- As you come on the upper level, the aroma of the meditation garden wraps takes over the bridge that take you to the destination
- The morning sunlight wakes you up in your 260 sq.ft. colossal junior master bedroom with a view towards the golf course from a floor flushed glazing
- The 20 sq.ft. bedrooms has floor flushed glazing offering a direct view of the golf course from your bed
- Enjoy your evenings in 6 ft. wide terraces in both the bedrooms

## SECOND FLOOR - THE MASTER'S DOMAIN

- The lift takes you to the next level of resort experience with a 800 sq.ft. Master suite
- Wake up in your 273 sq.ft. master bed with a terrace on one side & balcony on the other, providing proper light & cross ventilation facing the golf course
- The master toilet gives you an another world experience with a bathtub virtually in between the gardens & opens into your own master terrace

## THE TERRACE YOU'LL LOVE TO SPEND TIME ON

- The lift takes you to the creative loft on the terrace which has a 15 ft. high extraordinary framed view
- Enhance the creativity of your junior guitarist, the Kathak dancer in your house or the wonderful writer within you
- Terraces are unique with Balinese style spa bed on the roof top which is also convertible into performance platform in case of a small gathering
- Proper chef's show kitchen along with a toilet planned purposely, to be used during a gathering or party
- Store on the terrace for keeping the soft furnishing safely in case of rain
- Pergolas shade the terrace, making the elevations dynamic & adding a vibrant look & feel by playful sun movement through out the day



R I S E   R E S O R T   R E S I D E N C E S



GOLF VILLAS WITH MEDITATION COURT



# LOWER GROUND FLOOR

TYPE - 6 GOLF VILLAS WITH MEDITATION COURTS

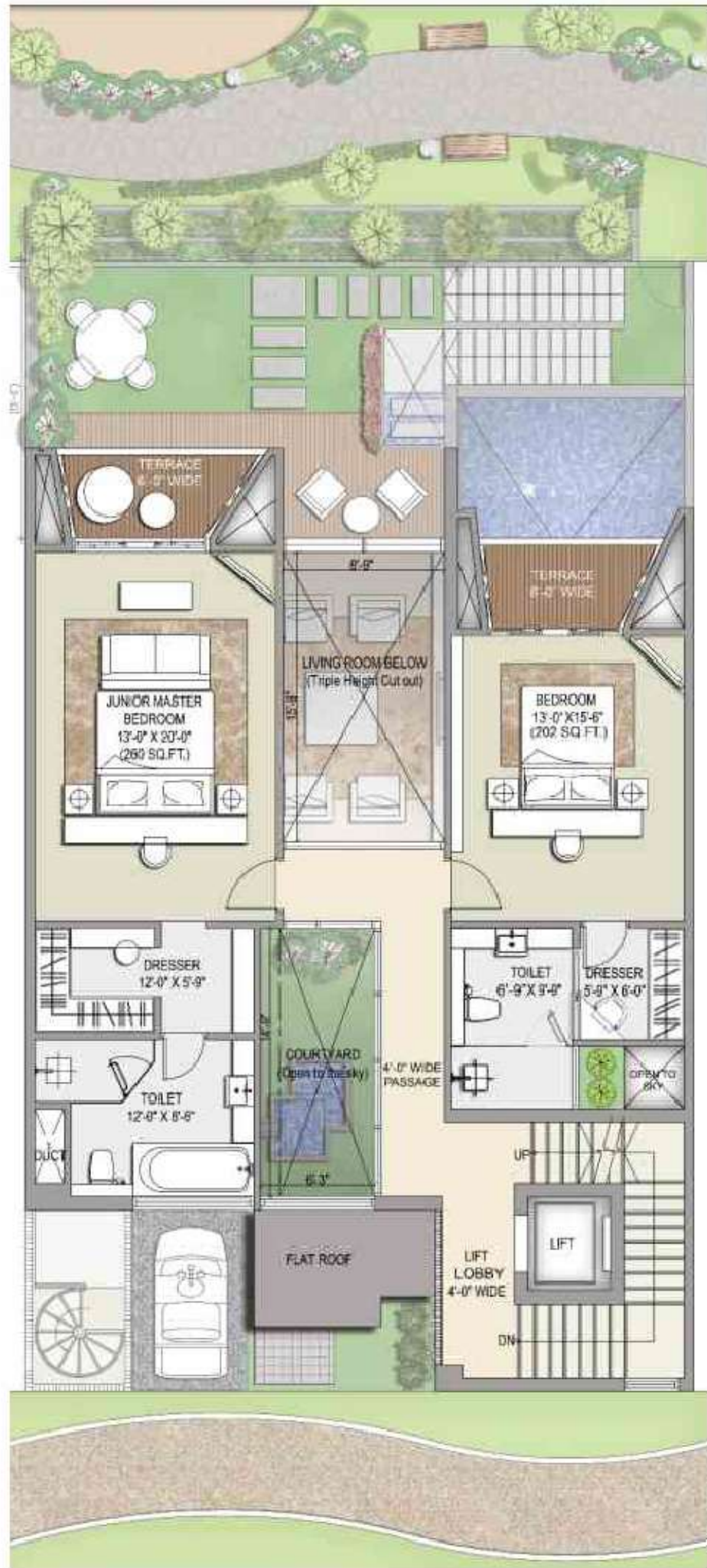


TYPE - 6 GOLF VILLAS WITH MEDITATION COURTS

# UPPER GROUND FLOOR

# FIRST FLOOR

TYPE - 6 GOLF VILLAS WITH MEDITATION COURTS



# SECOND FLOOR

TYPE - 6 GOLF VILLAS WITH MEDITATION COURTS



# TERRACE FLOOR

TYPE - 6 GOLF VILLAS WITH MEDITATION COURTS



# ROOF FLOOR

TYPE - 6 GOLF VILLAS WITH MEDITATION COURTS





**TYPE-7**  
**GOLF MANSION**

A VILLA INSPIRED BY CONTEMPORARY  
COURTYARD LIVING CRAFTED BY MODERN LIFESTYLE.





TYPE - 7 GOLF MANSION

## DESCRIPTIONS

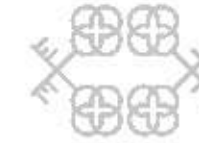
- **The Villa has 5 levels with the following key features:**  
5 bedrooms with attached dresser & toilet including a junior master bedroom & master bedroom with master toilet, he & she dresser, living & dining, meditation garden, kitchen with kitchen yard, powder room, private lawn, 4 car parking, lift, party hall / multipurpose hall, open-to-sky private pool, 1 utility, 2 maid's room & toilet, semi covered Balinese style spa bed, show kitchen, creative loft, store & toilet

## UPPER GROUND FLOOR

- Golf cart movement in the entire 90 acres enables safety for pedestrians with no vehicular movement on the ground floor, so that the kids & the elderly can roam around safely
- Resort like entrance foyer where a 134 sq.ft. meditation garden with a provision for oxygen wall inside your own villas
- Your private pool & garden gets elevated approximately 2m from the golf course which takes care of the view & the privacy
- 270 sq.ft. living area which is triple height & 205 sq.ft. formal dining facing the pool & the golf course adds another edge to luxury
- 169 sq.ft. island kitchen which has a separate kitchen yard & direct connectivity to lower ground floor
- As the luxury adds up, you also have framed wider views towards the golf course & the provision of private lift

## LOWER GROUND FLOOR - BACHELOR'S PAD

- Breathe in the fresh air in your 243 sq.ft. garden located beside your 220 sq.ft. bedroom
- Sip a glass of wine, dipping feet in your pool or party hard in your party lounge with a private bar
- With 4 car parks, two maid's rooms with better habitable spaces & utility, this villa also takes care of your service requirements



TYPE - 7 GOLF MANSION

## FIRST FLOOR - THE JUNIOR'S DOMAIN

- As you come on the upper level, the aroma of the meditation garden takes over the bridges that take you to the destination
- 255 sq.ft. junior master bedroom with a wonderful dresser & a luxurious toilet, is something to show-off
- A 99 sq.ft. family lounge floats inside the triple height space of the living area from where you can overlook & wave a Hi to your guest
- Both the bedrooms have floor flushed glazings with framed views towards the golf course

## SECOND FLOOR - THE MASTER'S DOMAIN

- The lift takes you to the next level of resort experience with a 1035 sq.ft. master suite, where you cross the bridge submerged inside the garden to reach your master bedroom
- Feel the luxury of living even in your dreams, sleep in 280 sq.ft. master bedroom on your king size 4 coaster bed perhaps, weaving dreams while being seated in your evening lounge facing towards a private terrace & golf course - a sight which is truly beautiful and mesmerizing
- The 117 sq.ft. master toilet gives you an another world experience with a shower /bathtub facing the golf course
- Flaunt your style statement in a separate 128 sq.ft. of his, her dresser & accessories island unit

## THE TERRACE YOU'LL LOVE TO SPEND TIME ON

- Let the writer with in you explore while sitting at the creative loft on the terrace which has a 15 ft. high extraordinary framed view
- Terraces are unique with Balinese style spa bed on the roof top which is also convertible into performance platform
- Proper chef's show kitchen along with a powder room planned purposely, to be used during a gathering or party
- The terrace has a store for keeping the soft furnishing safely in case of rain
- Pergolas shade the terrace, making the elevations dynamic & adding a vibrant look & feel by playful sun movement through out the day



R I S E   R E S O R T   R E S I D E N C E S



GOLF MANSION

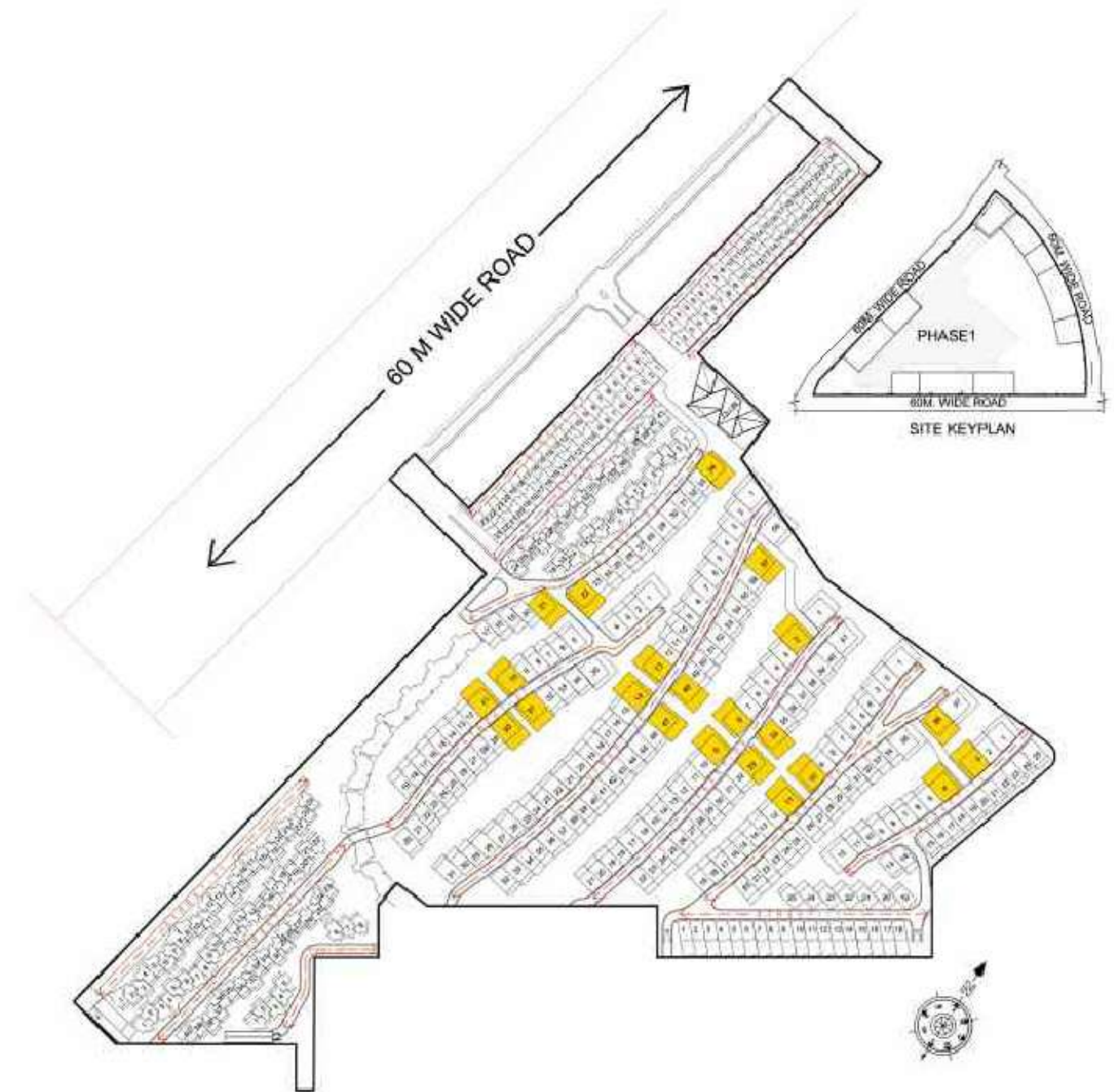


**TYPE - 7Y**  
**GOLF MANSIONS**



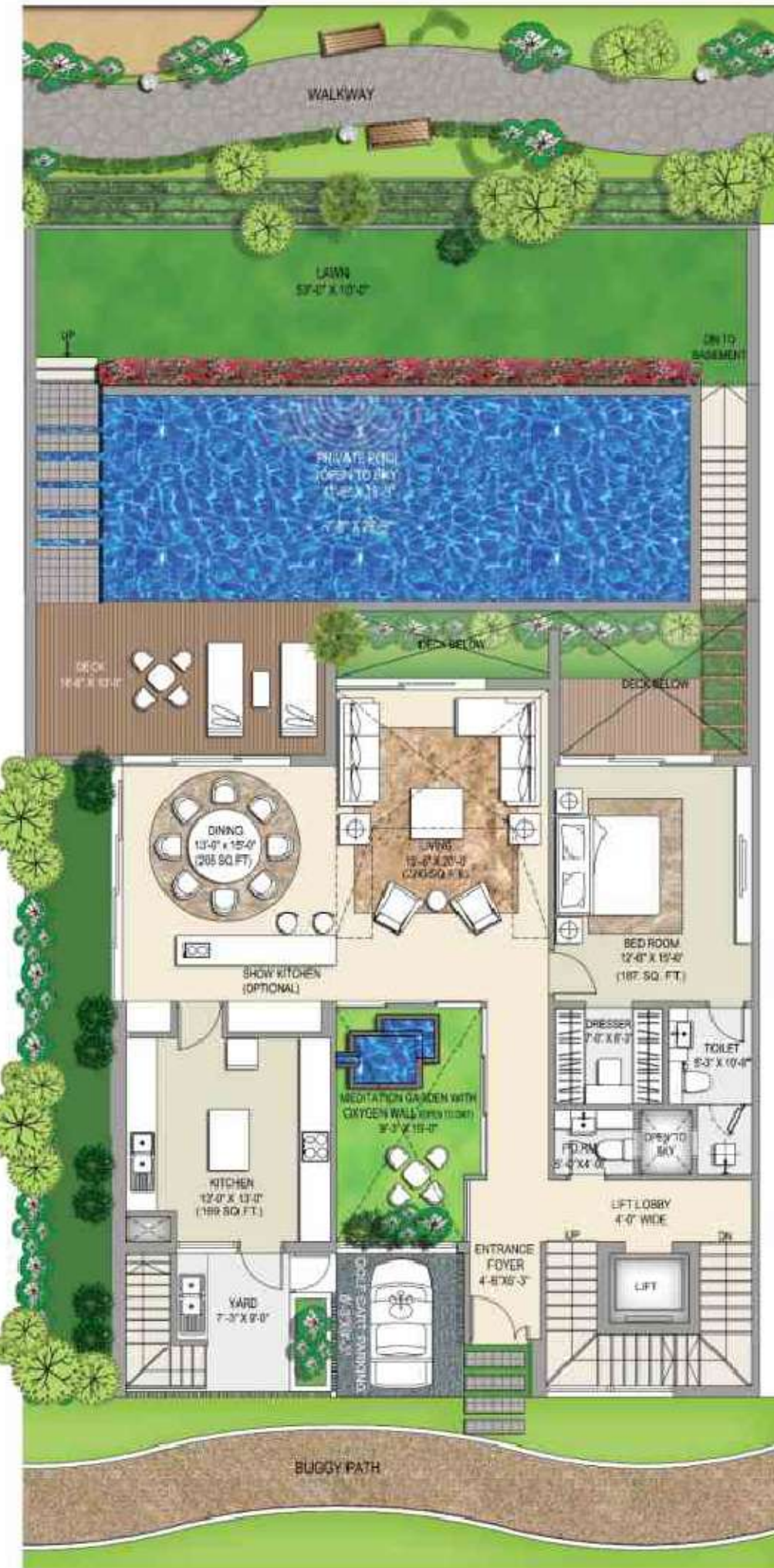
**KEY PLAN**

Name of Villa	Color	Location		Plot Size (In Sq.Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq.Ft.)	Built-up Area (In Sq.Ft.)	Exclusive Garden + Terrace Area (In Sq.Ft.)	Total Area of Unit (In Sq.Ft.) (C+D/2)
		Street	Villa Number					
Type 7Y	Yellow	ST - 06	21,22,34	412	5435	6850	2010	7855
		ST - 07	10,11,30,31					
		ST - 08	13,14,47,48,57					
		ST - 09	02,08,09,33,34					
		ST - 10	10,11,36					
		ST - 12	03,04					



**LOWER GROUND FLOOR**

TYPE - 7Y GOLF MANSION



TYPE - 7Y GOLF MANSION

**UPPER GROUND FLOOR**



**FIRST FLOOR**

TYPE - 7Y GOLF MANSION



**SECOND FLOOR**

TYPE - 7Y GOLF MANSION



**TERRACE FLOOR**

TYPE - 7Y GOLF MANSION



**ROOF PLAN**

TYPE - 7Y GOLF MANSION

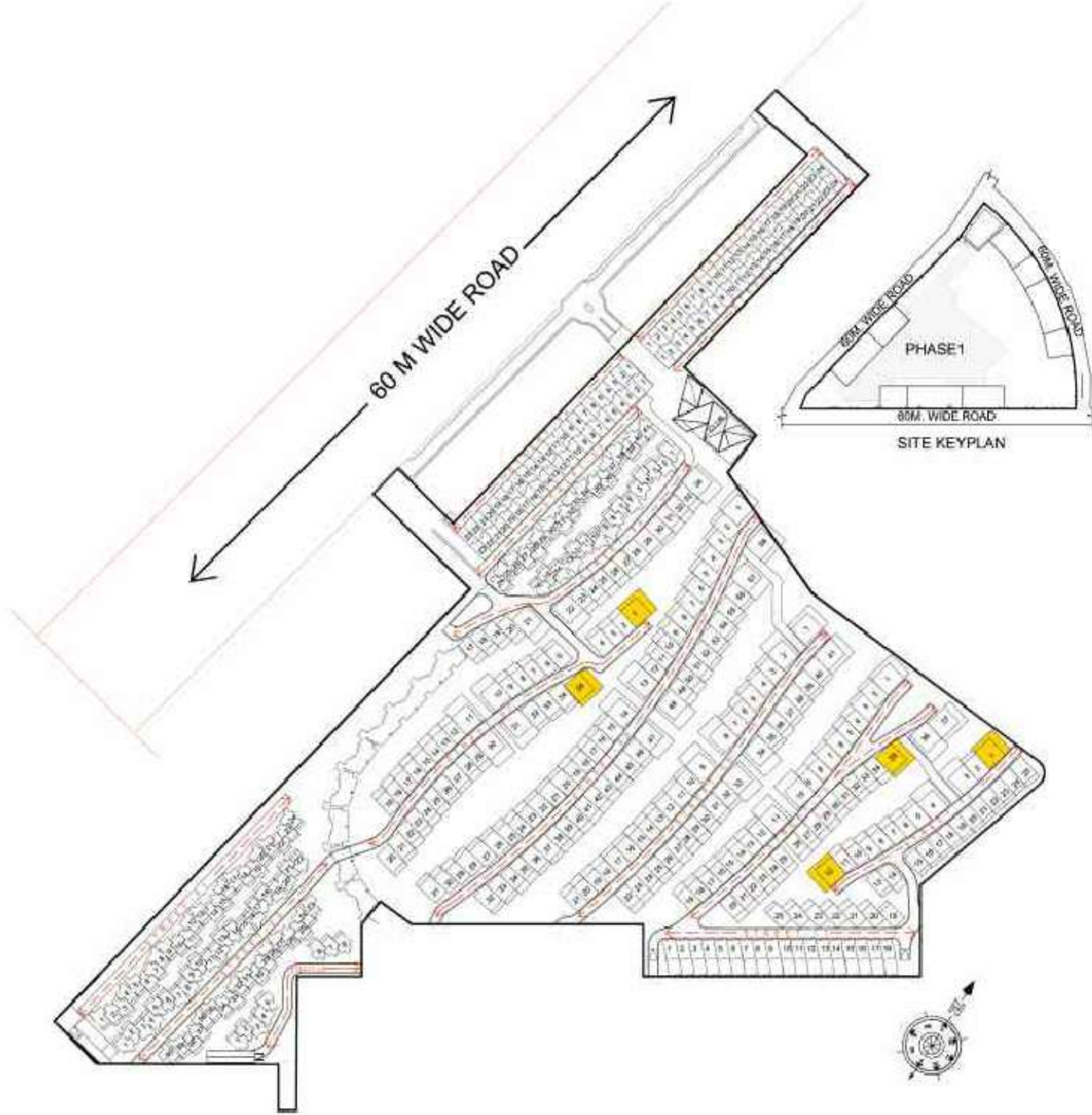


**KEY PLAN**

Name of Villa	Color	Location		Plot Size (In Sq.Yd.)	Carpet Area + Exclusive Area of Basement (Including Parking Area) (In Sq.Ft.)	Built-up Area (In Sq.Ft.)	Exclusive Garden + Terrace Area (In Sq.Ft.)	Total Area of Unit (In Sq.Ft.) (C+D/2)
		Street	Villa Number					
Type 7Z	Yellow	ST - 07	01,35	465	5435	7170	2150	8245
		ST - 10	35					
		ST - 12	01,12					

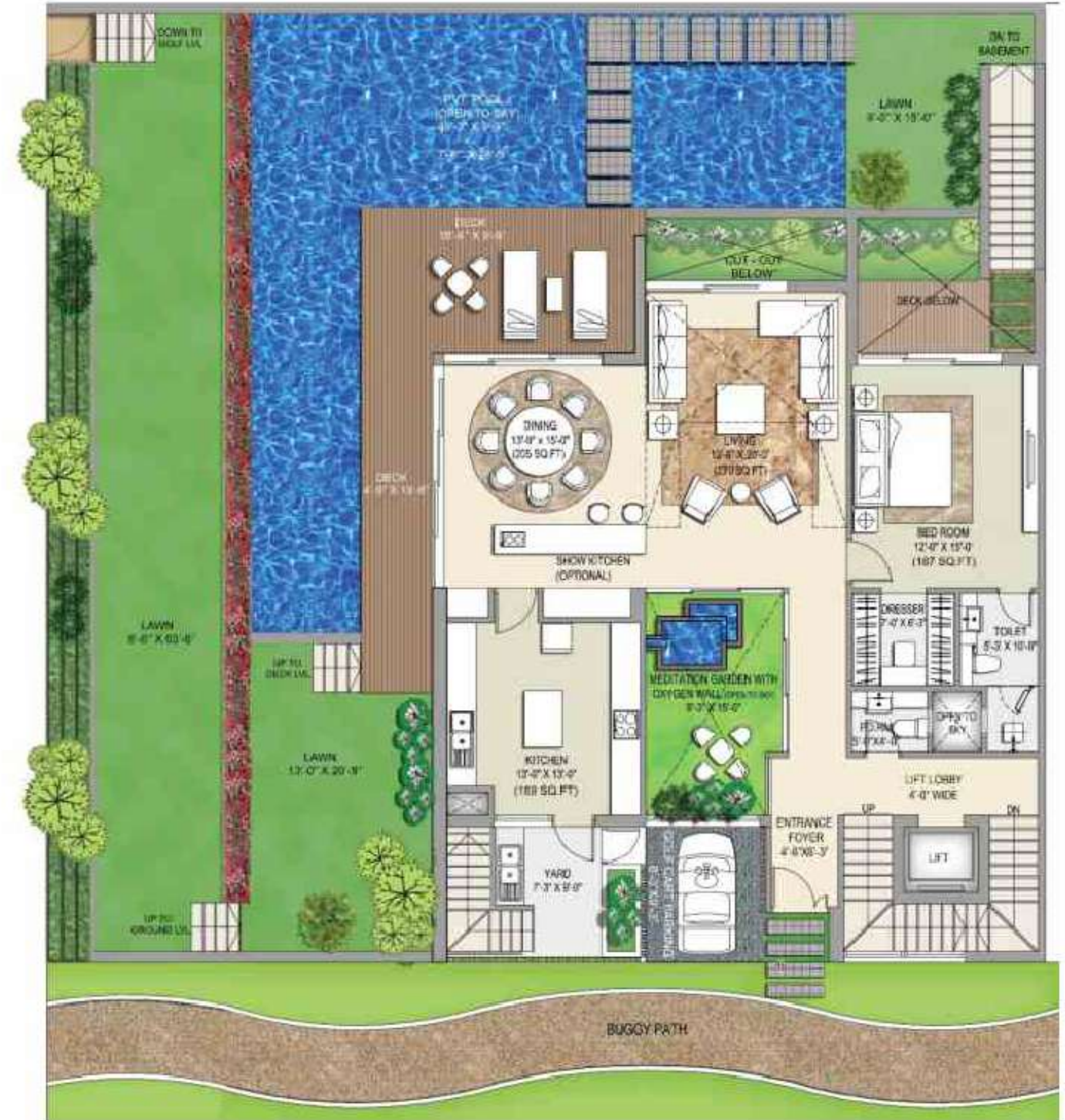


**TYPE-7Z  
GOLF MANSIONS**



LOWER GROUND FLOOR

TYPE-7Z GOLF MANSIONS



UPPER GROUND FLOOR

TYPE-7Z GOLF MANSIONS

**FIRST FLOOR**

TYPE-7Z GOLF MANSIONS



**TERRACE FLOOR**

TYPE-7Z GOLF MANSIONS



**TERRACE FLOOR**

TYPE-7Z GOLF MANSIONS



TYPE-7Z GOLF MANSIONS

**ROOF FLOOR**





**XIII.**  
**KEY INTERNATIONAL**  
**PARTNERS**



**DESIGN CONSULTANTS**

Wong Chui Man  
WOW Architects, Singapore

**LANDSCAPE CONSULTANT**

Allen Kerton  
Belt Collins International, Singapore

**GOLF CONSULTANT**

Rodney Wright  
Wright Golf Design, Singapore

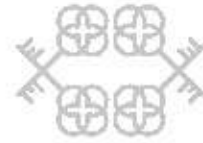




## IX. SPECIFICATIONS







## SPECIFICATIONS

### STRUCTURE

Structure Earthquake Resistant RCC Framed Structure

### BASEMENT PARKING

Flooring Epoxy over Trimix  
Wall Oil bound distemper Paint  
Ceiling Oil bound distemper Paint

### SERVANT ROOM / UTILITY

Flooring Ceramic Tiles or equivalent  
Wall oil bound distemper Paint  
Ceiling oil bound distemper Paint  
Toilet Anti skid Ceramic Tiles

### MULTIPURPOSE HALL

Flooring Superior quality Vitrified Tile /Laminated Wooden Flooring  
Wall Plastic Emulsion Paint over POP punning  
Ceiling Designer False Ceiling with combination of POP & Wood as per design

### DRAWING / DINING SPACE / ENTRANCE LOBBY

Flooring Superior Quality Engineered marble  
Wall Plastic Emulsion Paint over POP punning  
Ceiling Designer False Ceiling with combination of POP/Wood/mirror/panelling as per design  
Additional feature Double height / triple height glazing as per elevation (with performance glass)

### KITCHEN / PANTRY

Flooring Vitrified Tile  
Kitchen Platform Superior quality Granite  
Wall Combination of Superior Quality Decorative Tiles and Plastic Emulsion Paint  
Ceiling Plastic Emulsion Paint over POP punning  
Fittings & Fixtures SS Sink, chromium Plated Fittings, Exhaust Fan & Hot Water Supply  
Modular Kitchen Modular Kitchen as per Design with Chimney and Hob



## SPECIFICATIONS

### MASTER AND JUNIOR MASTER BED ROOM

Flooring Engineered marble  
Wall Plastic Emulsion Paint over POP punning  
Ceiling Designer False Ceiling with combination of POP/Wood/mirror/panelling as per design  
Additional feature High Performance Toughened glass for better ambiance and safety

### MASTER AND JUNIOR MASTER TOILET

Walls Combination of Decorative tiles and Acrylic Emulsion Paint.  
Flooring Stone / Anti Skid Vitrified Tiles.  
Ceiling Gypsum board false ceiling with trap door.  
Sanitary ware Chinaware of Roca /Kohler/premium range of Hindware or Equivalent.  
Counter Superior quality granite as per design.  
Fittings & Fixtures Imported CP Fittings of Roca / Grohe /jaquar or equivalent, Toughened Glass shower partitions & Glass enclosure for WC as per design.  
Accessories Exhaust Fan, Towel Rail, Toilet paper holder

### OTHER BED ROOMS

Flooring Vitrified Tile  
Wall Plastic Emulsion Paint over POP punning  
Ceiling Plastic Emulsion Paint over POP punning  
Additional feature High Performance Toughened glass for better ambiance and safety

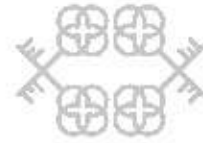
### TOILETS / BATH ROOMS / POWDER ROOM

Walls Combination of Decorative tiles and Acrylic Emulsion Paint  
Flooring Anti Skid Tiles  
Sanitary ware Chinaware of Cera/Hindware or Equivalent.  
Counter Superior quality granite as per design.  
Fittings & Fixtures Imported CP Fittings of Grohe or equivalent & Glass shower partitions as per Design.

### BALCONY / VERANDAH

Flooring Anti- Skid Ceramic tiles.  
Wall Exterior Anti Fungal Paint of Good Quality.  
Railing Glass railing / Combination of parapet wall and Duco Painted MS railing as per façade design / Elevation.





## SPECIFICATIONS

### DOOR / WINDOWS

Main Door	Polished Hardwood Frame(Ivory or equivalent) with 8"-0"high Designer Flush Doors with veneer.
Internal Doors	Polished Hardwood Frame(Ivory or equivalent) with 8"-0"high Designer Flush Doors with veneer.
Toilet Doors	Polished Hardwood Frame(Ivory or equivalent) with 8"-0"high Designer Flush Doors & Inside Laminate.
External Doors & Windows	UPVC/ Imported Aluminium Doors and Windows with toughened glass / High performance glass
St. Room	7' high Hardwood Frames(Ivory or equivalent) with Skin molded Doors.

### STAIRCASE

Flooring	Treads & Risers of Superior Quality Natural / Engineered marble
Railing	SS Railing

### LIFT

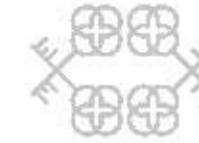
Provision for 4 person lift starting from villa type 4 and above.

### CREATIVE LOFT

Flooring	Super quality Vitrified tiles
Wall	Plastic Emulsion Paint over POP punning
Ceiling	Plastic Emulsion Paint over POP punning
Additional feature	15ft to 18ft heigh ceiling with High Performance Toughened glass for better ambiance and safety

### TERRACE

Flooring	Anti- Skid Ceramic tiles.
Parapet Wall	Exterior Anti Fungal Paint of Good Quality.
Railing	Glass railing / Combination of parapet wall and Duco Painted MS railing as per design
Additional feature	Semi covered terrace (by pergola) to increase its all weather usability and privacy of terrace. Balinese stype spa / day bed with superior quality soft furnishing. powder room and store room for convenience Outdoor platform with sink which can be used as Live kitchen counter.



## SPECIFICATIONS

### REAR GARDEN

Properly developed garden with stepping stones and softscaping as per design

### SWIMMING POOL (OUTDOOR / PARTIALLY COVERED)

Pool wall and floor	Glass/Handmade/Mosaic tiles.
Filtration	filtration plant room and electrical panel.
Lights	2 numbers 12V 100W Halogen lights
Additional feature	SS ladder.

### OTHER IMPORTANT SPECIFICATIONS

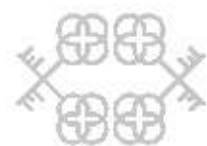
Air Conditioning	Provision for Air Conditioning of Living / Dining / Family Lounge / Master bedrooms / Bedrooms / Multipurpose Hall by providing Copper and drain pipes.
E Security	3 Tier Security System, Secured Gated Community, CCTV at Basement.
Power Backup	10 KVA to 25 KVA Power back up.
Plumbing	CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.
Electrical	Modular switches, Copper wiring with MCB's & Light Fittings in false ceiling only as per Design.
Water Supply	24 Hr uninterrupted water supply. Dual Plumbing line. Centralised water treatment plant.

### GOLF CART

2 to 4 Seater golf cart with every villa.

**Specification Disclaimer:** Marble / Granite being natural materials have inherent characteristics of colour and grain variations. Specifications are indicative and are subject to change as decided by the company or competent authority. Marginal variations may be necessary during oonstruction. The brands of equipments / appliances are tentative and liable to change at the sole discretion of the company. Applicant / allottee shall not have any right to raisee objections in this regards. The plot sizes areas and plans are subject to changes following final statutory approvals and detail design of services.





## X. DISCLAIMER



The content of this brochure are purely conceptual and have no legal bindings on us neither a legal offering nor will be part of the agreement. Nothing contained in this brochure will take precedence in the final agreement. Construction of project will be done in phases. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space etc., may be revised. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities etc. without any prior notice and also subjected to the approval of competent authority, if required.

The above amenities are indicative, based on the construction of the building as is proposed at present and it is issued in good faith, subject to the approval of the authorities or in the interest of the continuing improvement and development of the Complex.

Furniture and fixtures shown are not the part of the actual offering.

Sizes/dimension mentioned in all the drawing/documents are all of unfinished rooms and these may vary post finishing/plastering/paneling/cladding etc.



