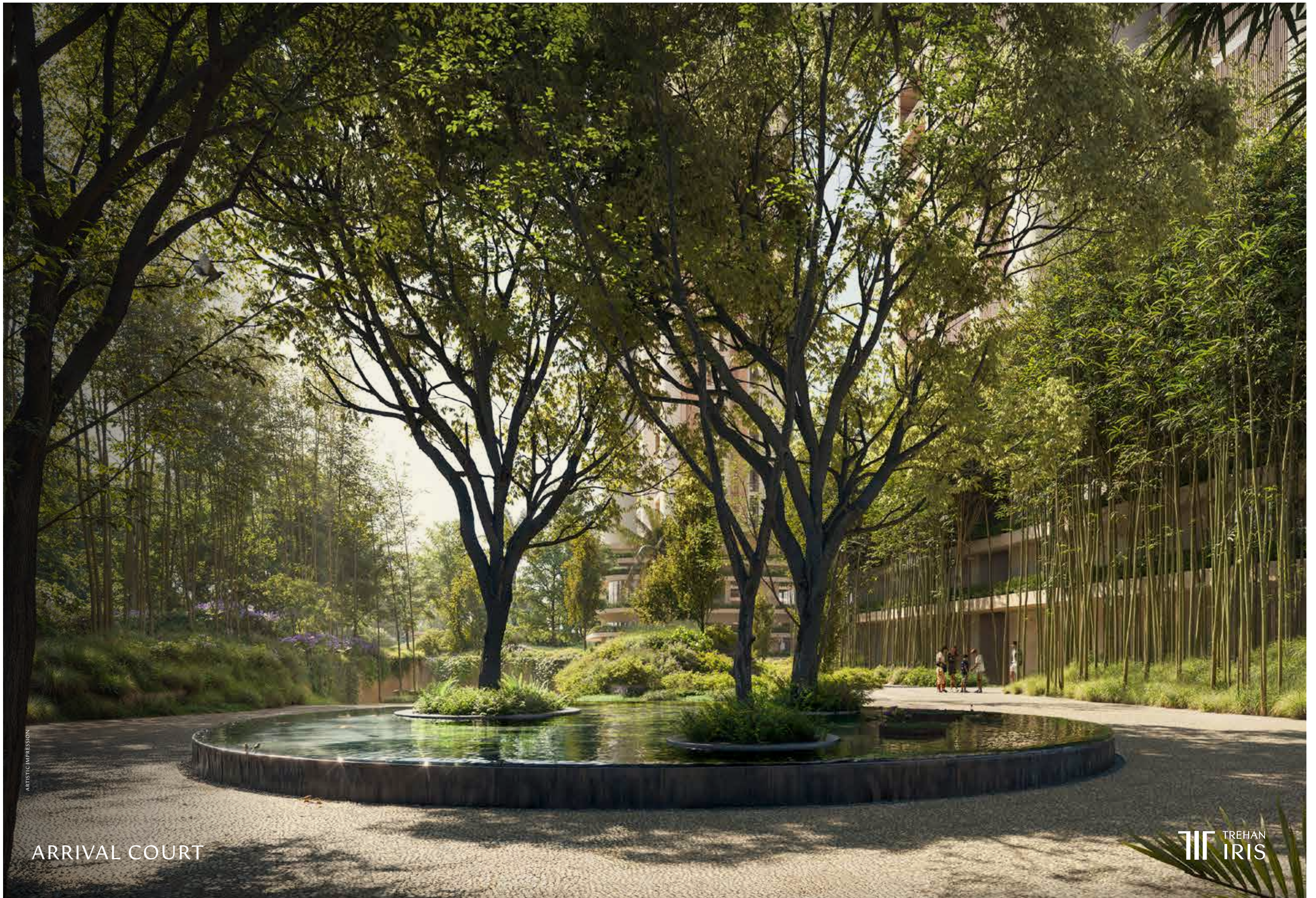


omãra

BY TREHAN IRIS





ARTISTIC IMPRESSION

ARRIVAL COURT

TIF TREHAN IRIS



IT'S MORE THAN JUST A HOME.
IT'S AN ECOSYSTEM THAT
NURTURES WELLNESS AS A CULTURE.

Every brick, every inch, every detail of the property is centred
on nourishing the body, mind, and soul.

110+
Amenities &
Features
for Holistic Wellness

3,29,475+
Square Feet
(30609 Sq Meter)
of Sprawling Calm

3.5 & 4.5
BHK
Golf-Facing
Apartments

50+
Longevity
Programmes

320
Residences
Centred on Vitality

60%+
Green Area
for Wellbeing



ARTISTIC IMPRESSION

GOLF-FACING RESIDENCES

TREHAN
IRIS

AMENITIES OVERVIEW



WELLNESS

- GYM BY KNOX STUDIO
- CLIMBING WALL
- INDOOR HALF-OLYMPIC LAP POOL
- TRAINING ROOMS & PRIVATE TRAINING ZONES
- PLUNGE POOL
- HBOT (HYPERBARIC OXYGEN THERAPY)
- STEAM ROOM
- RED LIGHT THERAPY
- CHIROPRACTIC ALIGNMENT THERAPY
- JACUZZI
- HIMALAYAN SALT SAUNA
- ADVANCED PHYSIOTHERAPY SUITES
- INTEGRATIVE NUTRITION STUDIO
- INDOOR YOGA SANCTUARY
- OUTDOOR YOGA BY THE WATER
- KIDS' YOGA
- MEDITATION PODS IN LANDSCAPE
- TREATMENT & DOUBLE TREATMENT ROOMS
- CONSULTING ROOMS
- WELLNESS MULTI-FUNCTIONAL ROOM

FEATURES OVERVIEW



WELLNESS

- FLOTATION THERAPY RITUALS
- BIOMARKER ANALYSIS & DIAGNOSTICS
- HYDROTHERAPY WATER ZONE
- 200+ BIOMARKER DIAGNOSTICS
- PERSONALISED HEALTH & NUTRITION PLANS
- REGISTERED DIETITIAN NUTRITIONIST (RDN)
- IGBC PLATINUM & WELL RESIDENTIAL CERTIFICATION
- ENHANCED AIR QUALITY SYSTEM
- WELLNESS ENTRANCE COURT & FEATURE STAIRCASE
- SPA ENTRANCE LOBBY & PRIVATE LIFT ACCESS
- AYURVEDA THERAPIES
- VOC-FREE CARBON FILTRATION
- FRESH AIR UNITS FOR EVERY HOME
- MERV-14 PURIFICATION

REFERENCE IMAGE



ARTISTIC IMPRESSION

GYMNASIUM, MANAGED BY KNOX

TREHAN
IRIS



ARTISTIC IMPRESSION

YOGA & MEDITATION HALL

TIR TREHAN
IRIS



ARTISTIC IMPRESSION

PILATES STUDIO

TREHAN IRIS



ARTISTIC IMPRESSION

PLUNGE POOL

TREHAN IRIS

AMENITIES OVERVIEW



SOCIAL AND CELEBRATION

- SQUASH, PADEL & PICKLEBALL COURTS
- CRICKET PITCH
- GOLF SIMULATOR
- WELLNESS CAFÉ BY THE POOL
- CULINARY SCHOOL
- MEETING ROOMS & PRIVATE CABINS
- 12-PERSON VIDEO CONFERENCE ROOM
- OPEN BUSINESS LOUNGE & WORKSTATIONS
- SUNSET DECK
- AMPHITHEATRE
- AV CINEMA
- BANQUETING WITH LARGE LAWN
- PRE-FUNCTION AREA
- PRIVATE DINING
- COMMUNITY PLAZA & CONVENTION CENTRE
- LIBRARY OVERLOOKING FOREST & LAKE
- CARDS ROOM
- INDOOR POOL, TABLE TENNIS & KINETIC GAMES
- CURATED ART & ARTEFACTS INSPIRED BY NATURE
- POTTERY & ART STUDIOS
- ART & CRAFT ZONE
- INFINITY POOL FACING THE GREENS
- BARBECUE, BAR & PATIO DINING
- RESTAURANT
- KIDS' CLUB, ART HALL & GAMING ZONE
- CRECHE & NAP ROOM
- KIDS' POOL, PLAYGROUND & CLIMBING WALL
- SUNSET DECK
- AMPHITHEATRE
- AV CINEMA
- BANQUETING WITH LARGE LAWN
- PRE-FUNCTION AREA
- PRIVATE DINING
- SPORTS BAR & SUNSET BAR
- KARAOKE LOUNGE & WINE CELLAR
- POP-UP TEA BAR
- CARDS & SOCIAL ROOMS
- KARAOKE LOUNGE & WINE CELLAR
- SPORTS BAR & SUNSET BAR
- SENIOR ZONES & GATHERING SPACES



ARTISTIC IMPRESSION

CULINARY SCHOOL

TREHAN IRIS



ARTISTIC IMPRESSION

FARM-TO-FORK MARKET

TREHAN IRIS



FARM-TO-FORK MARKET

TREHAN IRIS



ARTISTIC IMPRESSION

ALL-WEATHER SWIMMING POOL

TREHAN
IRIS



ARTISTIC IMPRESSION

RESTAURANT

TREHAN IRIS



ARTISTIC IMPRESSION

RESTAURANT

TREHAN IRIS



ARTISTIC IMPRESSION

WINE CELLAR

TREHAN IRIS



ARTISTIC IMPRESSION

BILLIARDS & SNOOKER LOUNGE



ARTISTIC IMPRESSION

POTTERY STUDIO

TREHAN IRIS



ARTISTIC IMPRESSION

ART & CRAFT STUDIOS

TREHAN IRIS



1 Wingering Falls
PAR 4 208 YDS

88

0.0' IN 0.0' IN

CRUISE SPEED
CRUISE PAUSE
CRUISE LENGTH
BALL SPEED
DRIVE SPEED
TOTAL DPM

ARTISTIC IMPRESSION

GOLF SIMULATOR

TREHAN IRIS

AMENITIES OVERVIEW



NATURE

- ORGANIC FRUIT & VEGETABLE MARKET
- HERB & STEPPED GARDENS
- TOPICAL FOREST BELT
- JOGGING TRAILS & TRACKS
- NATURE-LED TERRACE BREAKOUTS
- SUBTERRANEAN WATER COURTS
- CONSCIOUS VASTU PLANNING
- FLOWING RIVER WITH LILIES
- BIRDS' POINT
- PETS' PARK
- SKY GARDENS & BIOPHILIC TERRACES

REFERENCE IMAGE

FEATURES OVERVIEW



NATURE

- LANDSCAPED COURTYARD CONSTELLATION
- SUNKEN WATERFALL ARRIVAL COURT
- ARRIVAL & ENTRANCE COURT
- BIOPHILIC ENTRANCE LOBBIES
- RECTANGULAR LANDFORM GEOMETRY
- THREE-SIDE OPEN SITE PLAN
- NORTH-EAST ORIENTED ENTRY
- UNOBSTRUCTED OPENNESS
- WATER-EFFICIENT MECHANISMS
- RAINWATER HARVEST
- CPCB-STANDARD WATER TREATMENT
- ARCHITECTURE INSPIRED BY TREES & FOREST ECOLOGY

REFERENCE IMAGE





ARTISTIC IMPRESSION

SUNKEN WATERFALL



ARTISTIC IMPRESSION

SUNKEN WATERFALL



ARTISTIC IMPRESSION

JOGGING TRAILS & TRACKS

TIR TREHAN
IRIS

AMENITIES OVERVIEW



SAFETY, SECURITY & INFRASTRUCTURE

- RELAXATION DECKS (9'4" FT WIDE)
- PRIVATE FRONT DECK WITH BBQ LOUNGE
- DEDICATED SCHOOL DROP-OFF LOBBY
- INDEPENDENT SERVICE CORE
- INDEPENDENT SERVICE ENTRY
- CLIMATE-SECURE STORAGE VAULTS
- LOBBY-LEVEL VISITOR PARKING
- SCULPTURAL PETAL BALCONIES

REFERENCE IMAGE

ARTISTIC IMPRESSION

FEATURES OVERVIEW



SAFETY, SECURITY & INFRASTRUCTURE

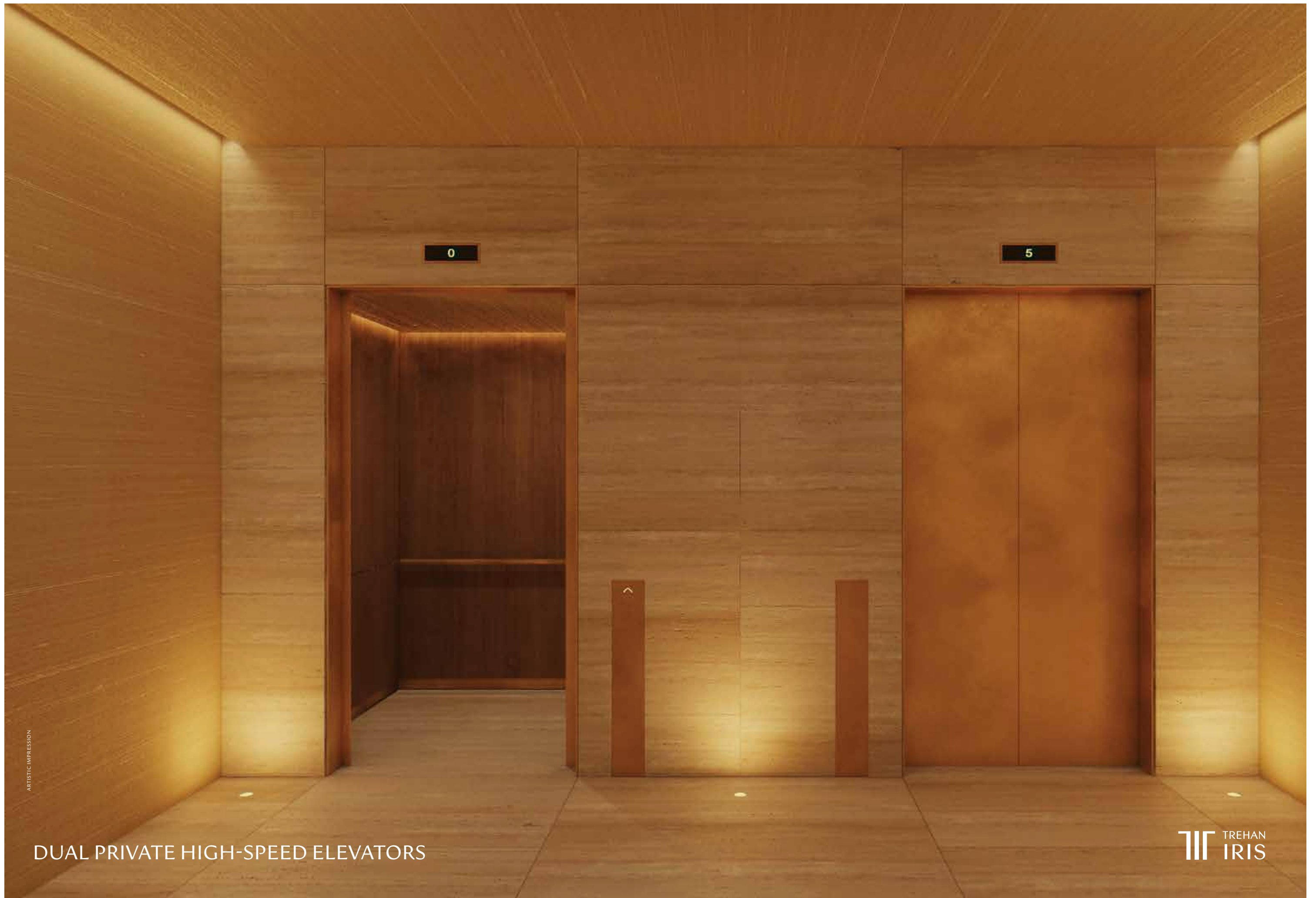
- VEHICLE-FREE GROUND LEVEL
- PEDESTRIAN-ONLY GROUND PLANET
- PRIVATE LIFT LOBBY PER HOME
- DUAL PRIVATE HIGH-SPEED ELEVATORS
- VISUAL-INDEPENDENT HOME LAYOUT
- SMART HOME AUTOMATIONS
- HCFC-FREE CLIMATE SYSTEMS
- DOUBLE-GLAZED FAÇADE
- THERMAL CONCRETE SKIN



ARTISTIC IMPRESSION

OUTDOOR SWIMMING POOL

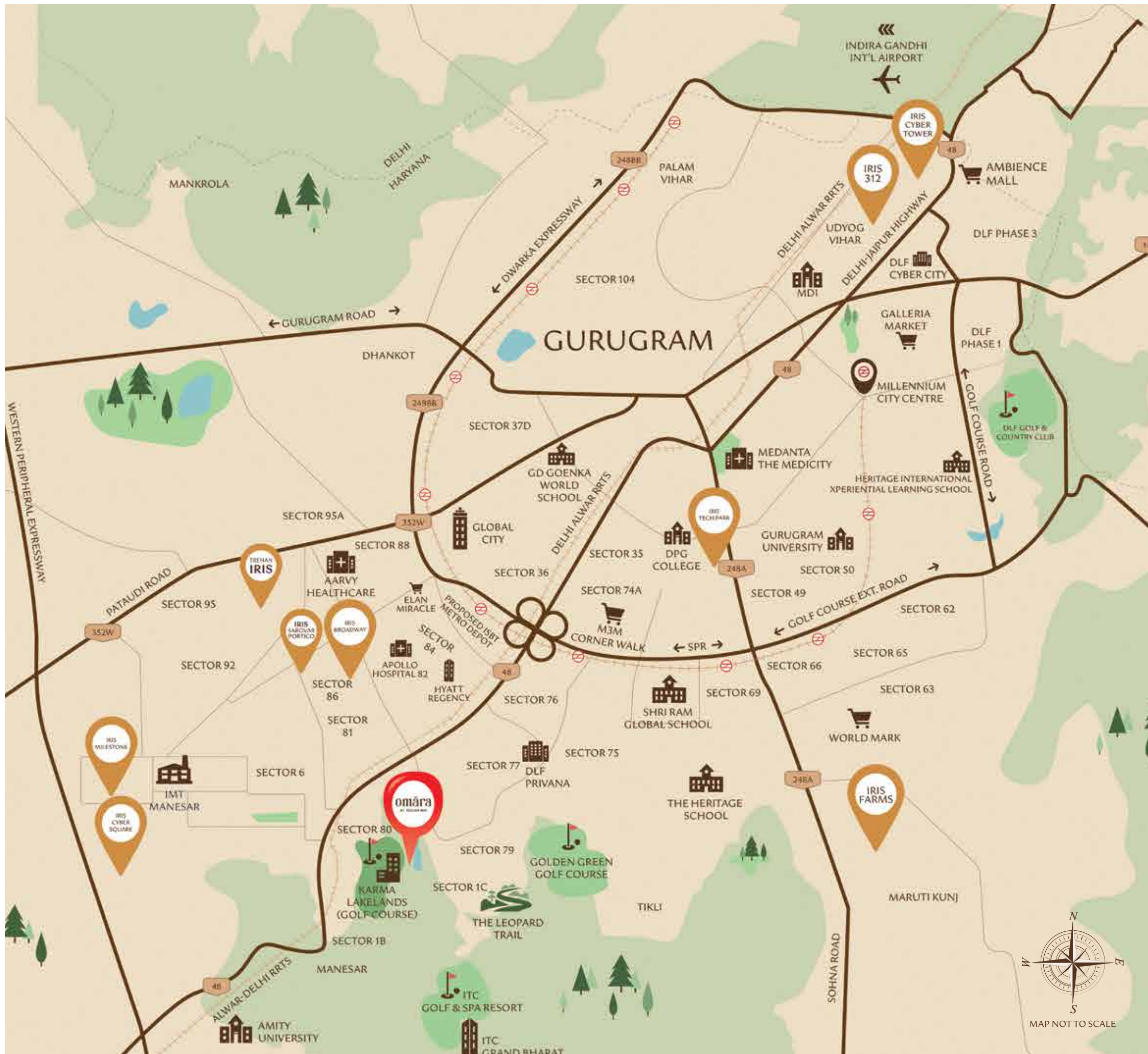
TIR TREHAN IRIS



ARTISTIC IMPRESSION

DUAL PRIVATE HIGH-SPEED ELEVATORS

TIR TREHAN IRIS



Even the location is carefully chosen to promote your well-being.

Omara is nestled in the Aravalli foothills, overlooking Karma Lake. Not only does the location promote a healthy lifestyle, but it's also close to the city's landmarks.

Recreation:

- Karma Lakelands
- ITC Classic Golf & Country Club
- Hyatt Regency Gurugram

Schools:

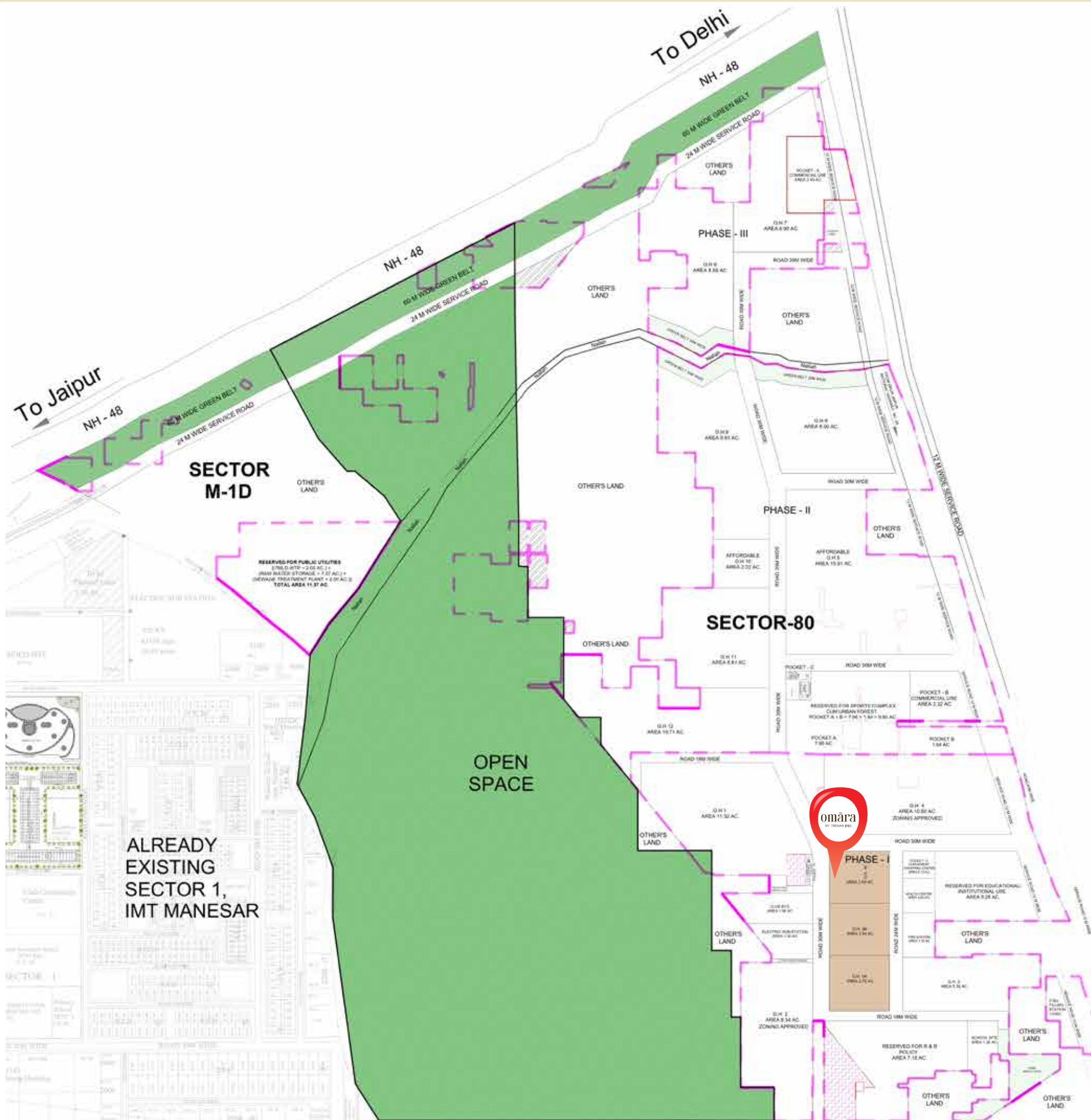
- Heritage Xperiential Learning Centre
- Shiv Nadar School
- Scottish High International School
- The Shri Ram School Aravali
- Pathways World School
- DPS International
- Xavier's High School

Hospitals:

- MET Hospital
- Aarvy Hospital
- Silver Streak Hospital
- Medanta Medicity
- Sanjeevni Hospital
- Artemis Hospital
- Fortis
- Signature Advanced Super Speciality Hospital

Commercial/Industrial/Retail:

- Trehan IRIS Broadway
- Felix Plaza
- Aria Mall
- Worldmark Gurugram
- Unitech Cyber Park
- 32nd Avenue
- Elan Mricle
- Elan Mercado



ALREADY
EXISTING
SECTOR 1,
IMT MANESAR

GURGAON - MANESAR URBAN COMPLEX - 2031 AD

DRAFT DEVELOPMENT PLAN FOR CONTROLLED AREAS
DENOTED ON DRG.NO.-D.T.P.(G)1936 DATED 16.04.2010
UNDER SECTION 5 (4) OF ACT NO. 41 OF 1963

LEGEND:-

- STATE BOUNDARY
 - MUNICIPAL CORPORATION BOUNDARY
 - OLD MUNICIPAL COMMITTEE LIMIT
 - CONTROLLED AREA BOUNDARY
 - VILLAGE ABADI
 - METALLED ROAD
 - KATCHA RASTA
 - NATIONAL HIGHWAY
 - RAILWAY LINE
 - METRO ROUTE
 - WATER BODIES / DRAIN / RIVER
 - SECTOR NO / DENSITY
- 100 RESIDENTIAL (GROUP HOUSING/PLOTTED)
 - 200 COMMERCIAL
 - 300 INDUSTRIAL
 - 320 LIGHT INDUSTRY
 - 330 MEDIUM INDUSTRY
 - 340 HEAVY INDUSTRY
 - 400 TRANSPORT AND COMMUNICATION
 - 410 RAILWAY STN. YARD, SIDINGS
 - 420 BUS STAND, WORK SHOP, PARKING
 - 450 TELEPHONE EXCHANGE
 - 500 PUBLIC UTILITIES
 - 510 WATER WORKS
 - 520 DISPOSAL WORKS
 - 530 GRID SUB STATION
 - 600 PUBLIC AND SEMI PUBLIC USE
 - 610 MINI SECRETARIAT, JUDICIAL COMPLEX, JAIL, POLICE STATION AND OTHER INSTITUTIONS
 - 620 EDUCATIONAL, CULTURAL, RELIGIOUS INSTITUTIONS
 - 630 MEDICAL AND HEALTH INSTITUTIONS
 - 640 CULTURAL INSTITUTIONS LIKE THEATRES, OPERA HOUSES ETC. OF NON-COMMERCIAL NATURE
 - 650 DEFENCE LAND
 - 700 OPEN SPACES
 - 710 SPORTS GROUNDS, STADIUMS, PLAY GROUNDS
 - 720 PARKS
 - 760 WATER BODIES/LAKES
 - 800 AGRICULTURAL ZONE
 - 810 MARKET GARDEN
 - 820 LAND UNDER AGRICULTURE OPERATION WHERE NO CHANGE OF LAND USE / LICENSE SHALL BE GRANTED.
 - 850 FOREST LAND
 - 890 DAIRY FARMING / GAUSHALA
 - 900 SPECIAL ZONE
 - HUBS
 - H-5 ENTERTAINMENT HUB, H-6 WORLD TRADE HUB & H-7 FASHION HUB

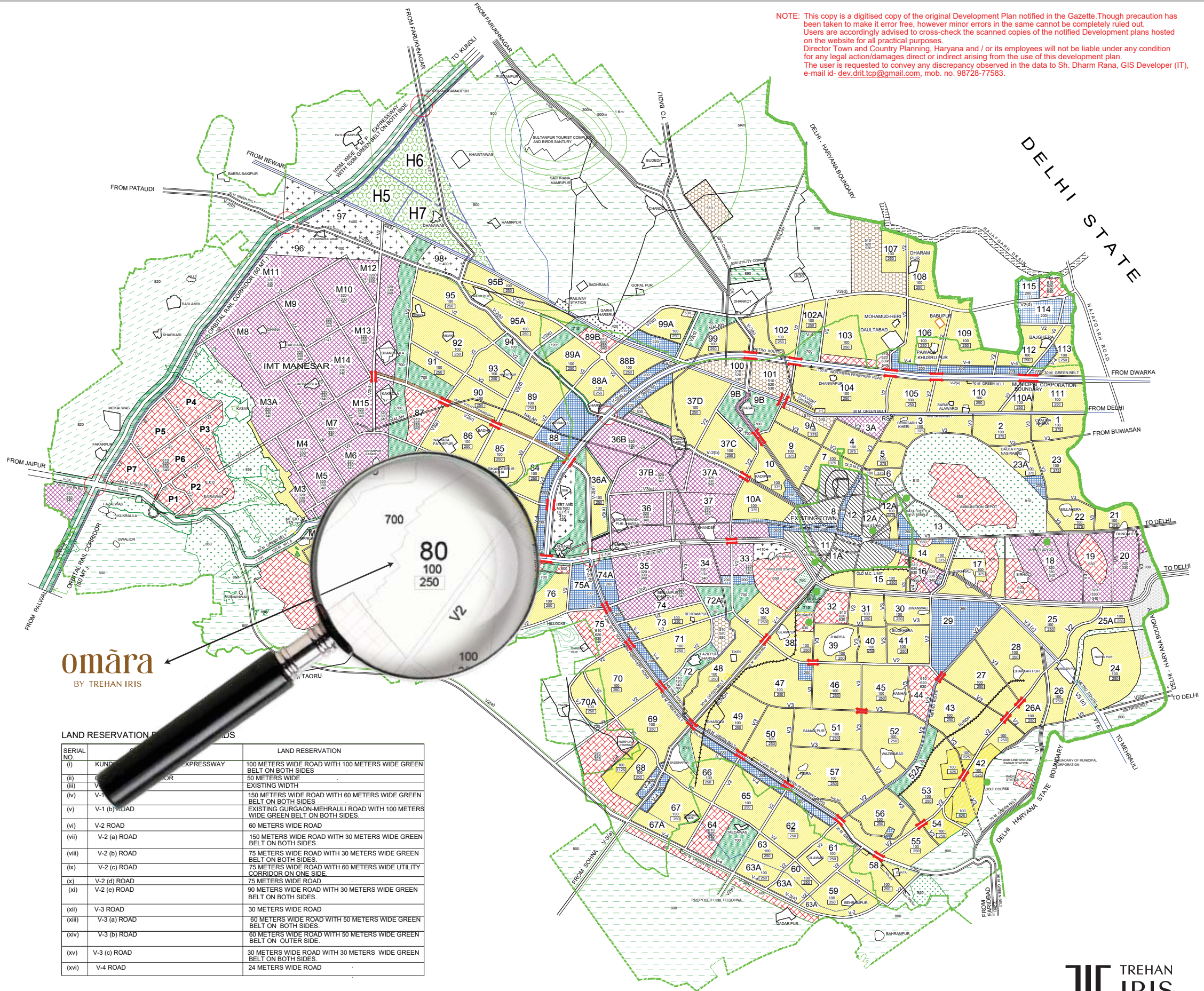


METERS 500 250 0 500 1000 1500 2000 2500 METERS
SCALE:- 1:50000
(IN ORIGINAL DRG. ONLY)

DRAWING NO DTP(G) 2081/2012 DATED 07.06.2012

DRAWN BY ASSTT. DRAFTSMAN ASSTT. TOWN PLANNER DISTT. TOWN PLANNER GURGAON SENIOR TOWN PLANNER GURGAON	(DILBAGH AHLAWAT) (RAJENDER. T. SHARMA) (VJENDER SINGH)	CHECKED BY PLANNING ASSTT. (ARVIND MEHTANI) CHIEF CO-ORDINATOR PLANNER(NCR) HARYANA	(HOSHAR SINGH) (T.C.GUPTA, IAS) DIRECTOR TOWN & COUNTRY PLG. HARYANA
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DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA



omara
BY TREHAN IRIS

LAND RESERVATION FOR ROADS

SERIAL NO.	ROAD	LAND RESERVATION
(i)	KUNDLI EXPRESSWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
(ii)	ROAD	50 METERS WIDE EXISTING WIDTH
(iv)	V-1 (b) ROAD	150 METERS WIDE ROAD WITH 60 METERS WIDE GREEN BELT ON BOTH SIDES
(v)	V-2 ROAD	EXISTING GURGAON/MEHRAULI ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES.
(vi)	V-2 (a) ROAD	60 METERS WIDE ROAD
(vii)	V-2 (b) ROAD	150 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES.
(viii)	V-2 (c) ROAD	75 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES.
(ix)	V-2 (d) ROAD	75 METERS WIDE ROAD WITH 60 METERS WIDE UTILITY CORRIDOR ON ONE SIDE.
(x)	V-2 (e) ROAD	75 METERS WIDE ROAD
(xi)	V-3 ROAD	90 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES.
(xii)	V-3 (a) ROAD	30 METERS WIDE ROAD
(xiii)	V-3 (b) ROAD	60 METERS WIDE ROAD WITH 50 METERS WIDE GREEN BELT ON BOTH SIDES.
(xiv)	V-3 (c) ROAD	60 METERS WIDE ROAD WITH 50 METERS WIDE GREEN BELT ON OUTER SIDE.
(xv)	V-3 (d) ROAD	60 METERS WIDE ROAD WITH 50 METERS WIDE GREEN BELT ON OUTER SIDE.
(xvi)	V-4 ROAD	30 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES.
(xvii)	V-4 ROAD	24 METERS WIDE ROAD

NOTE: This copy is a digitised copy of the original Development Plan notified in the Gazette. Though precaution has been taken to make it error free, however minor errors in the same cannot be completely ruled out. Users are accordingly advised to cross-check the scanned copies of the notified Development plans hosted on the website for all practical purposes. Director Town and Country Planning, Haryana and / or its employees will not be liable under any condition for any legal action/damages direct or indirect arising from the use of this development plan. The user is requested to convey any discrepancy observed in the data to Sh. Dharm Rana, GIS Developer (IT), e-mail id- dev.drt.tcp@gmail.com, mob. no. 98728-77583.



CLUBHOUSE AMENITIES GROUND FLOOR

AMENITY

- Gym
- Pharmacy
- HBOT Therapy
- Training Room(s)
- Pilates Room
- Squash Court
- Hair Salon
- Double Treatment Room 2
- Ayurveda Rooms (s)
- Water Zone Male
- Water Zone Female
- Sauna & Steam Rooms (Male Spa)
- Sauna & Steam Rooms (Female Spa)
- Linen Storage
- Farmers Market
- Pickle Ball & Paddle Court
- Cricket Pitch
- Amphitheatre & Cultural Court
- Red Light Therapy
- Indoor Pool (All Weather)
- Private Dining
- Pre-function Area
- Multifunctional Room
- Indoor & Outdoor Restaurant
- Indoor & Outdoor Banquet
- Residential Lobby(s)

CLUBHOUSE AMENITIES FIRST FLOOR

AMENITY

- Lounge & Open Lounge
- Wellness Bar Indoor & Outdoor
- Wellness Reception
- Art Corridor
- Multifunction Room & Outdoor
- Conference Room
- Meeting Room
- Work Station(s)
- Library
- Business centre outdoor
- Music Room
- Cards Room
- Karaoke
- Physiotherapy Room
- Infinity Pool
- Jacuzzi
- Pool Deck
- Kids Pool
- Nap Room
- Arts & Crafts
- Sports Simulator
- Pottery Workshop
- Cooking School
- Cinema
- Bar Area Indoor & Outdoor

MASTER PLAN



CLUB PODIUM PLAN



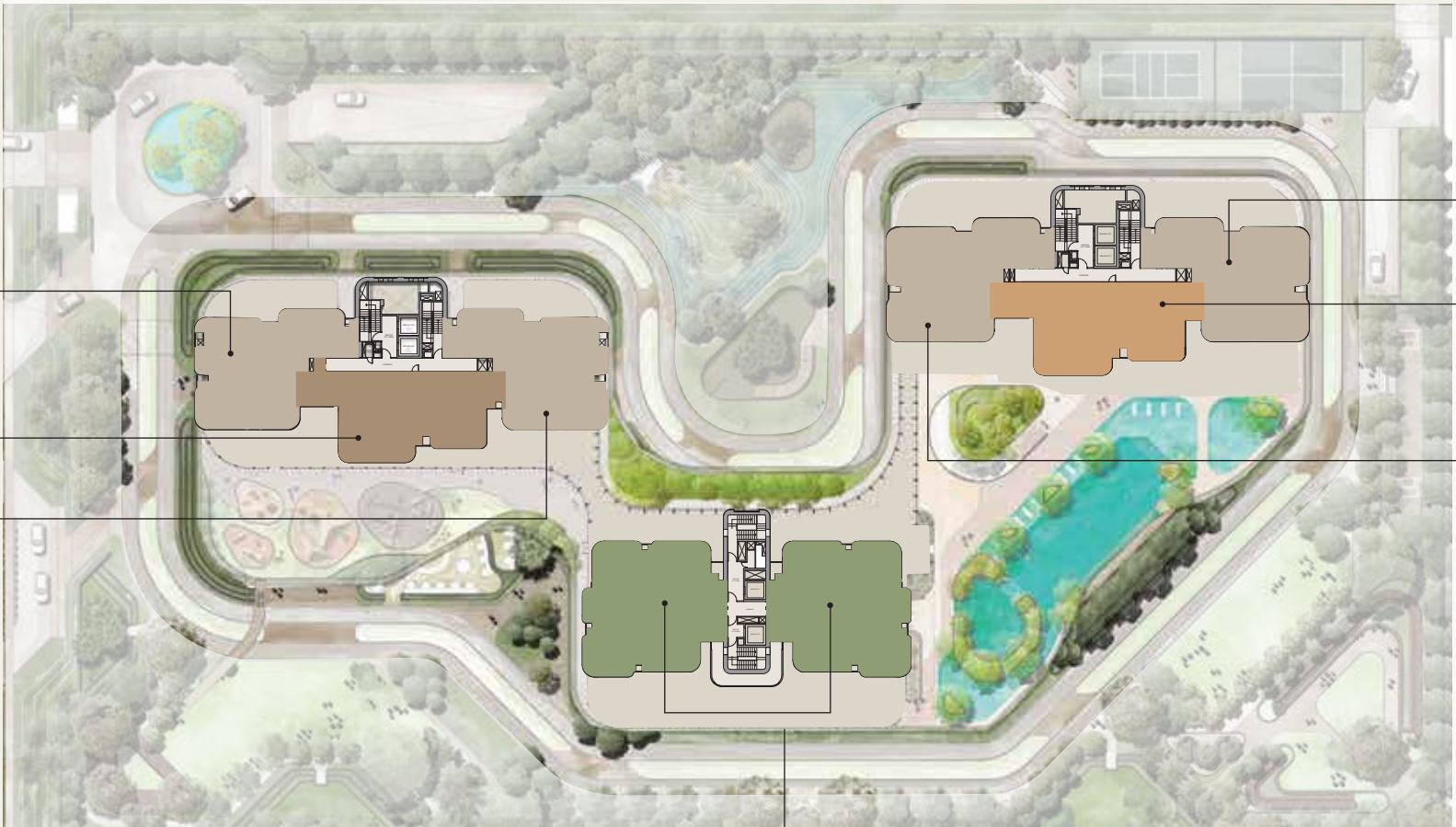
BASEMENT PLAN



TOWER PLAN

TOWER A

- 3.5 BHK T1
- 3.5 BHK T3
- 3.5 BHK T1



TOWER C

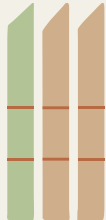
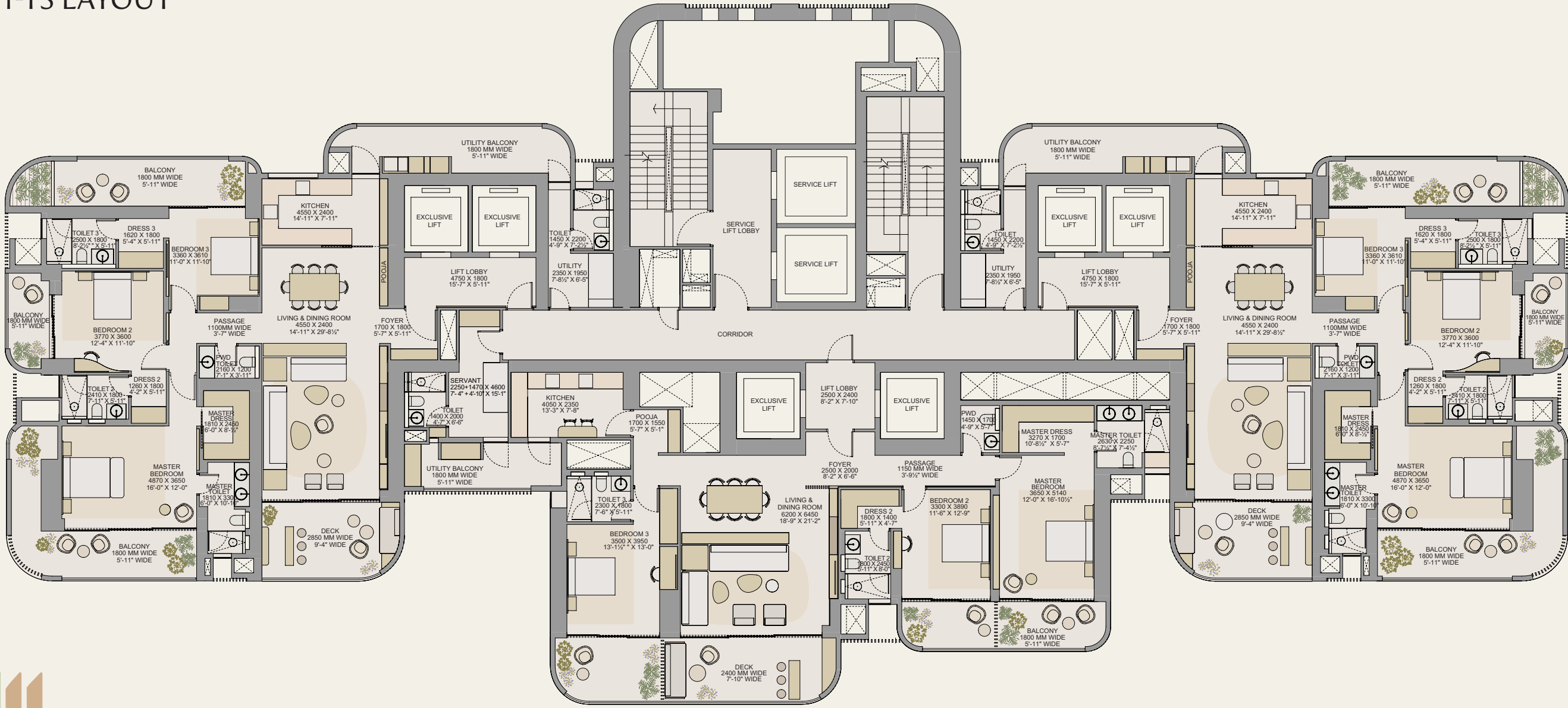
- 3.5 BHK T1
- 3.5 BHK T2
- 3.5 BHK T1

TOWER B

4.5 BHK

TOWER A 3.5 BEDROOM RESIDENCES

T1-T3 LAYOUT



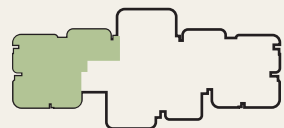
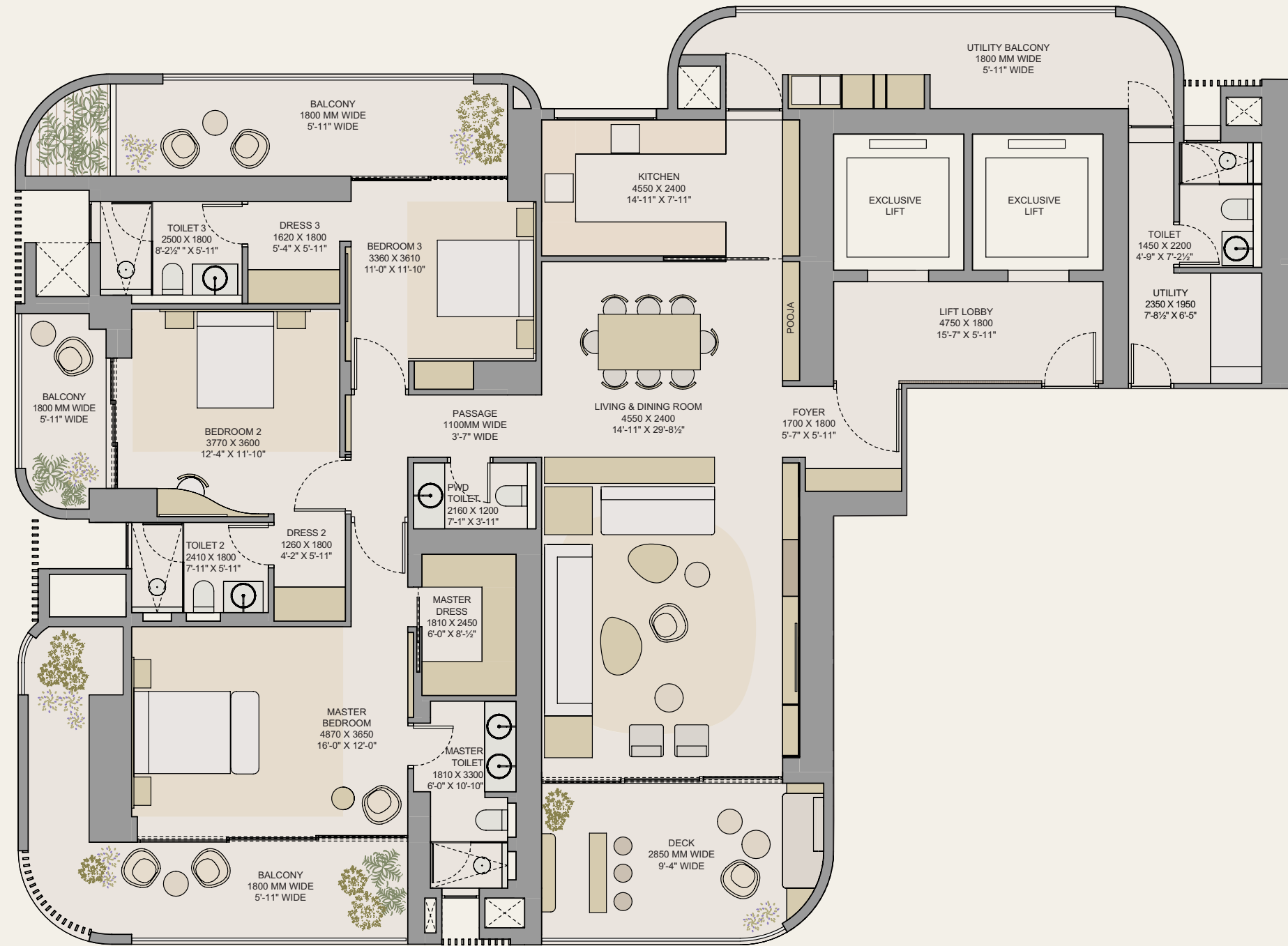
3.5 BEDROOM RESIDENCES

TOWER A 3.5-T1 LAYOUT

TOTAL AREA: 3250 ft² | 301.93 m²

RERA CARPET AREA: 1755.05 FT² | 163.05 M²

EXCLUSIVE AREA: 2707.04 FT² | 251.49 M²



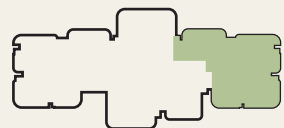
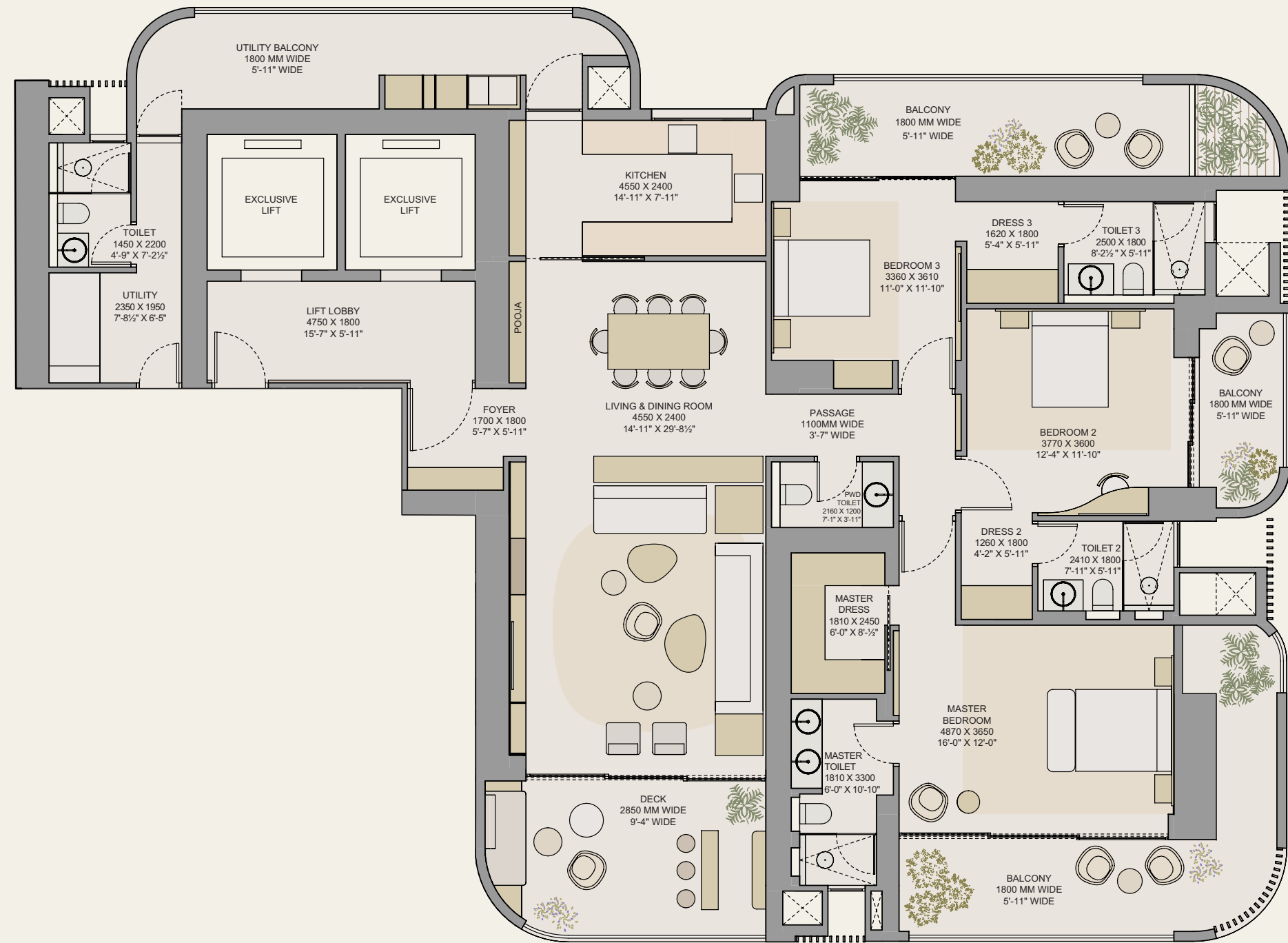
3.5 BEDROOM RESIDENCES

TOWER A 3.5-T1 LAYOUT

TOTAL AREA: 3250 ft² | 301.93 m²

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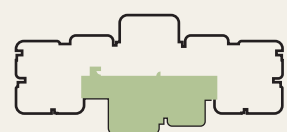
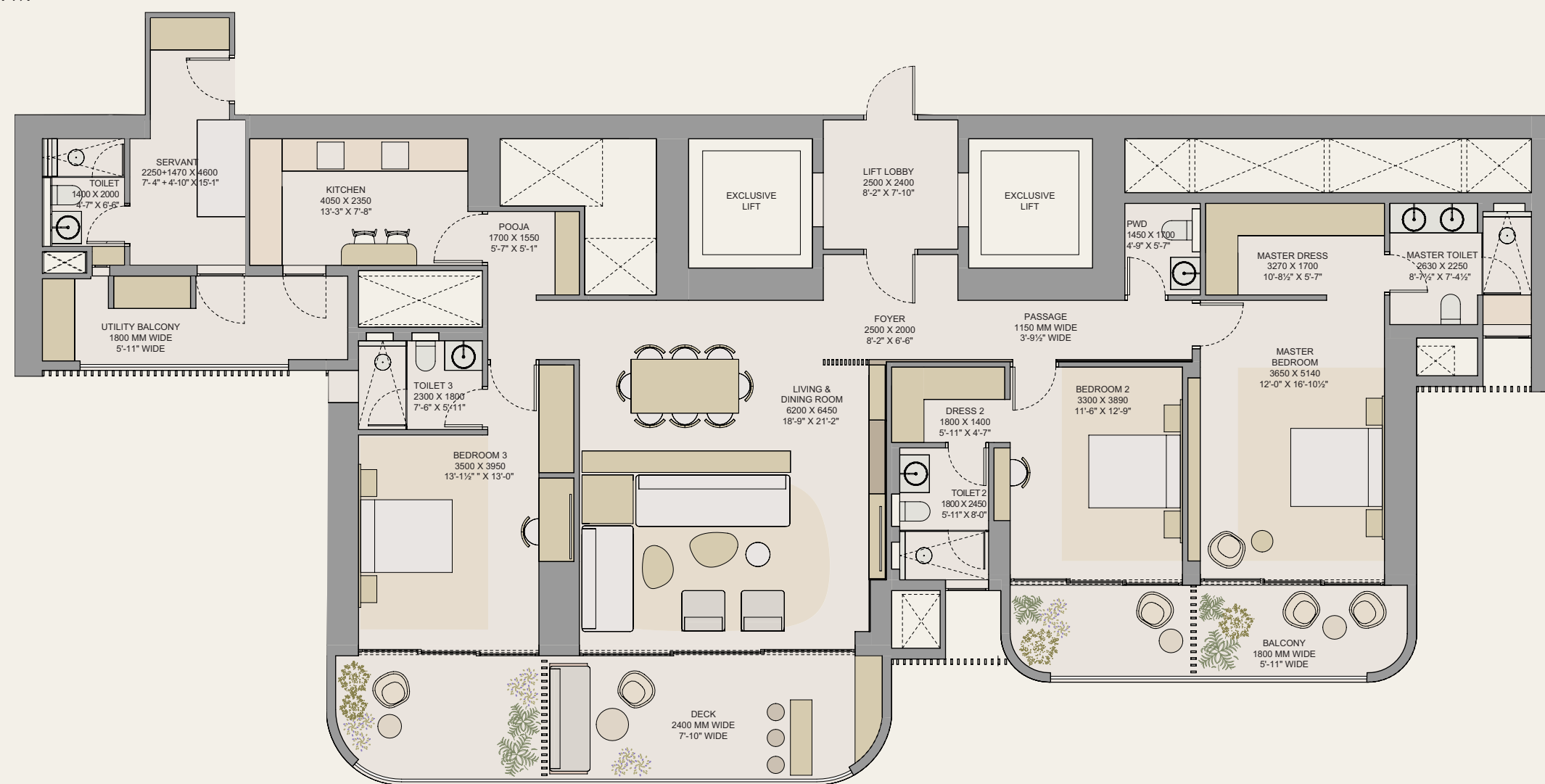
3.5 BEDROOM RESIDENCES

TOWER A 3.5-T3 LAYOUT

TOTAL AREA: 3090 ft² | 287.07 m²

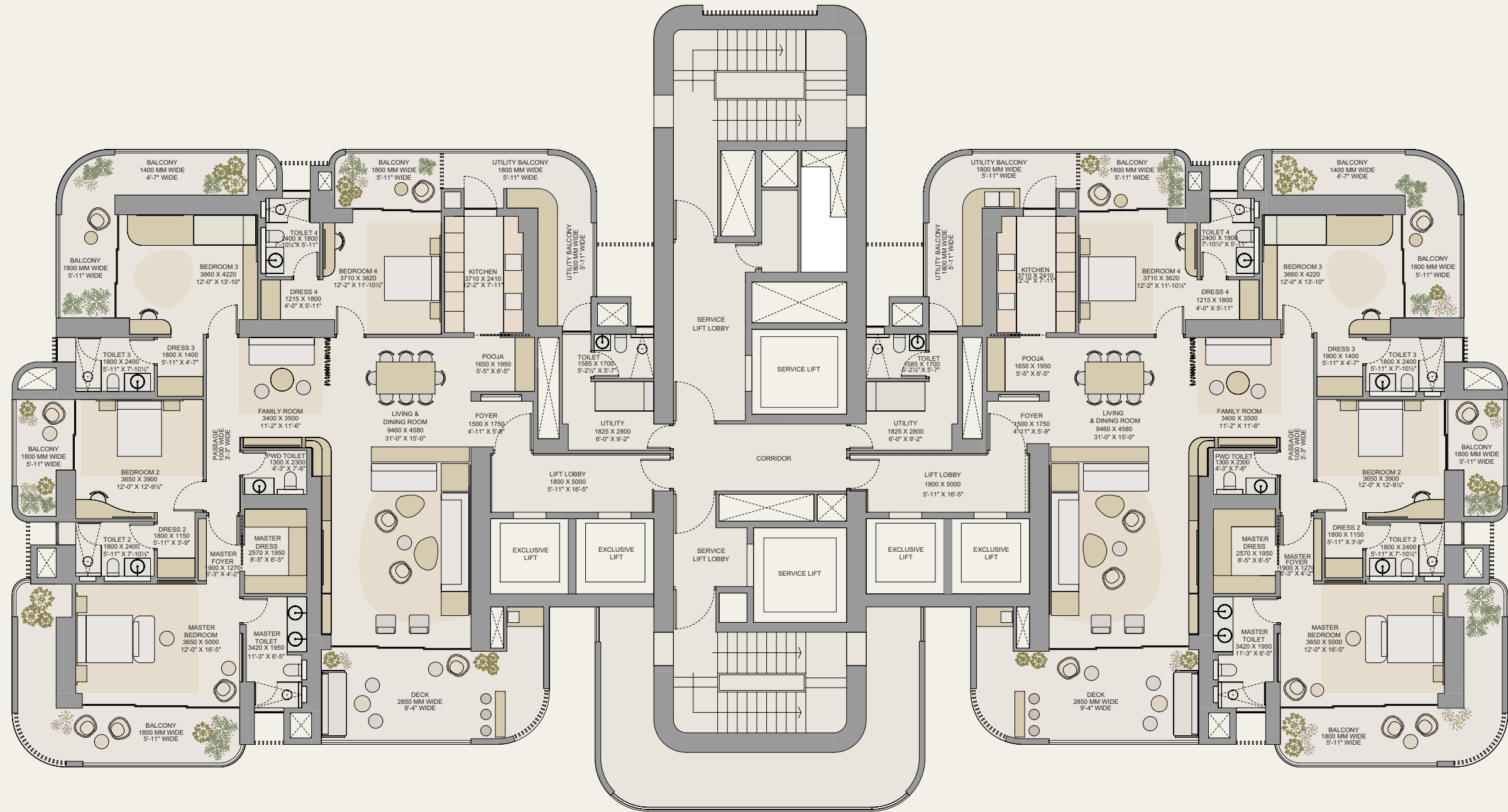
RERA CARPET AREA: 1762.41 FT² | 163.73M²

EXCLUSIVE AREA: 2538.62 FT² | 235.84 M²



TOWER B

4.5 BEDROOM RESIDENCES



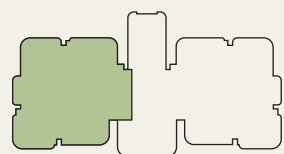
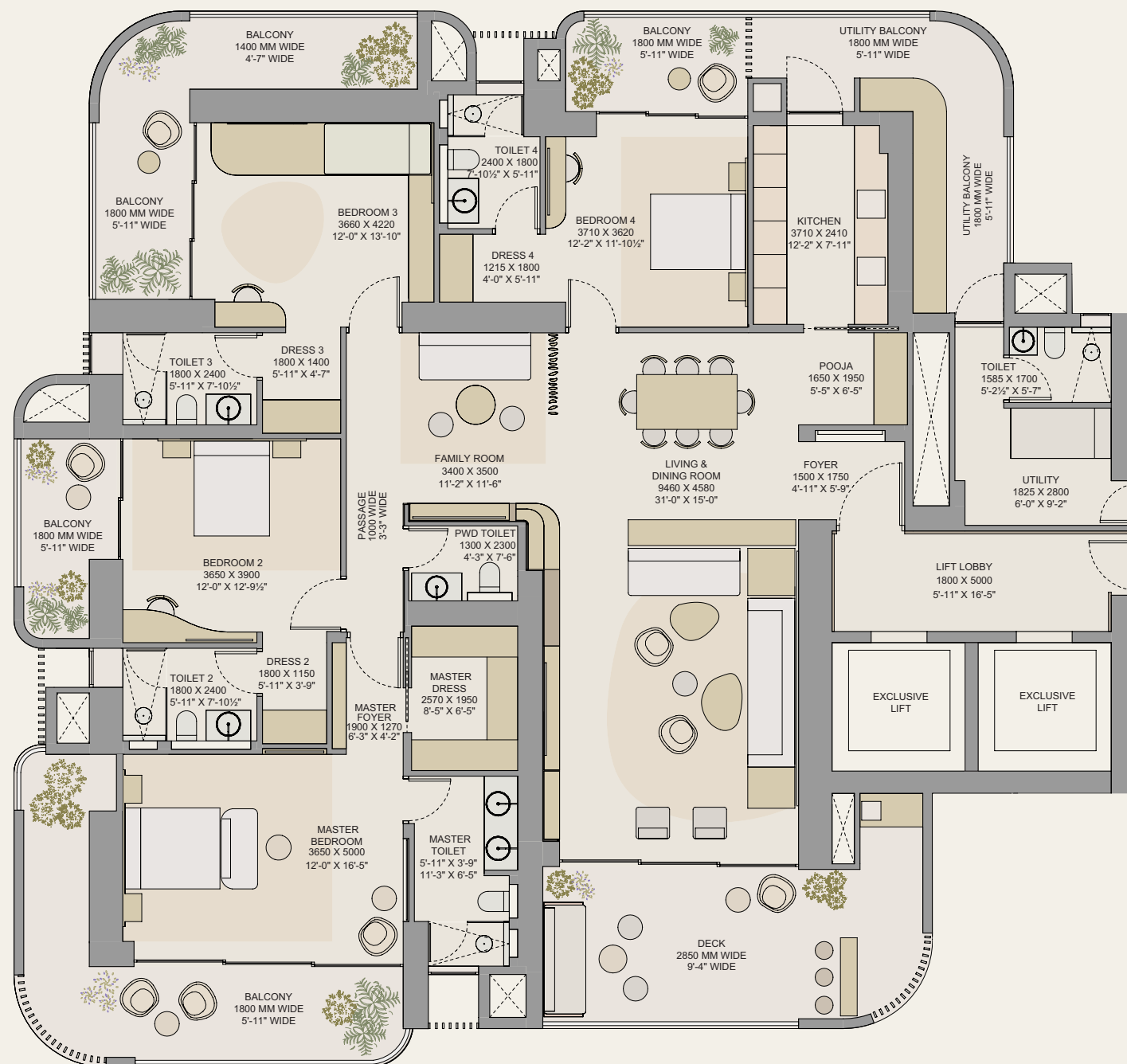
4.5 BEDROOM RESIDENCES

4.5 LAYOUT

TOTAL AREA: 4100 FT² | 380.90 M²

RERA CARPET AREA: 2208.76 FT² | 205.20 M²

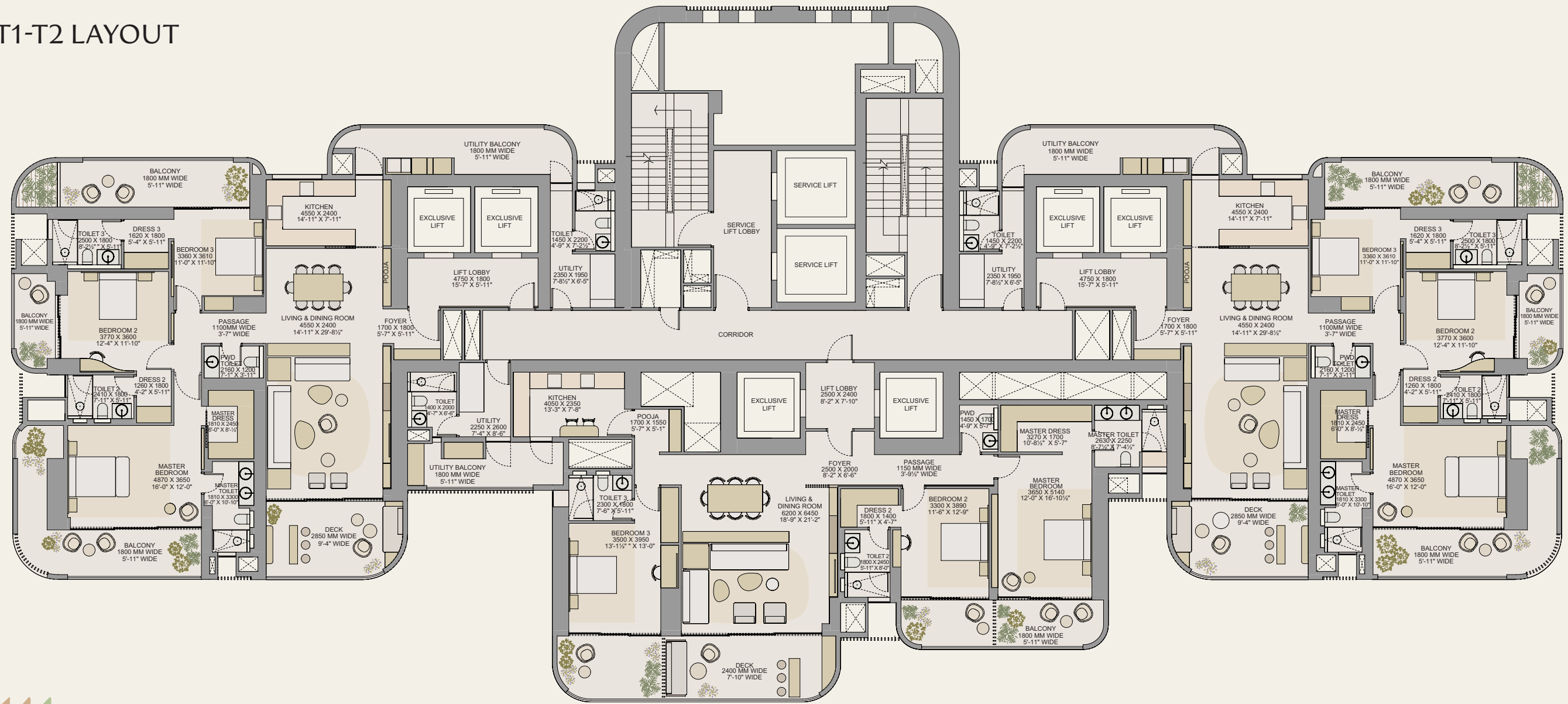
EXCLUSIVE AREA: 3326.29 FT² | 309.02 M²



TOWER C

3.5 BEDROOM RESIDENCES

T1-T2 LAYOUT



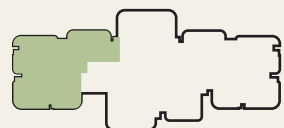
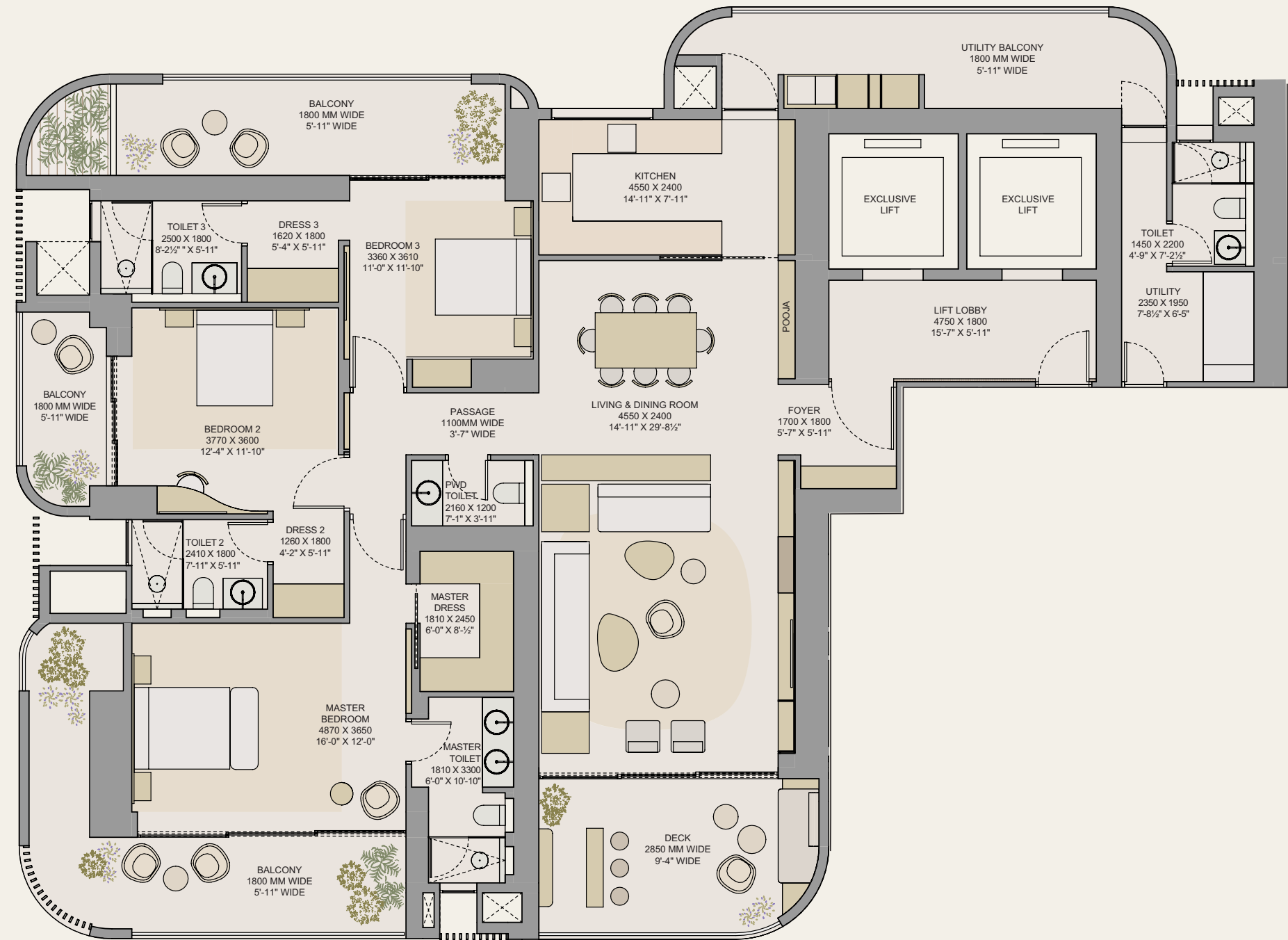
3.5 BEDROOM RESIDENCES

TOWER C 3.5-T1 LAYOUT

TOTAL AREA: 3250 ft² | 301.93 m²

RERA CARPET AREA: 1755.05 FT² | 163.05 M²

EXCLUSIVE AREA: 2707.04 FT² | 251.49 M²



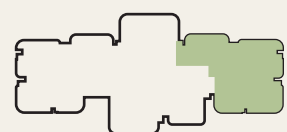
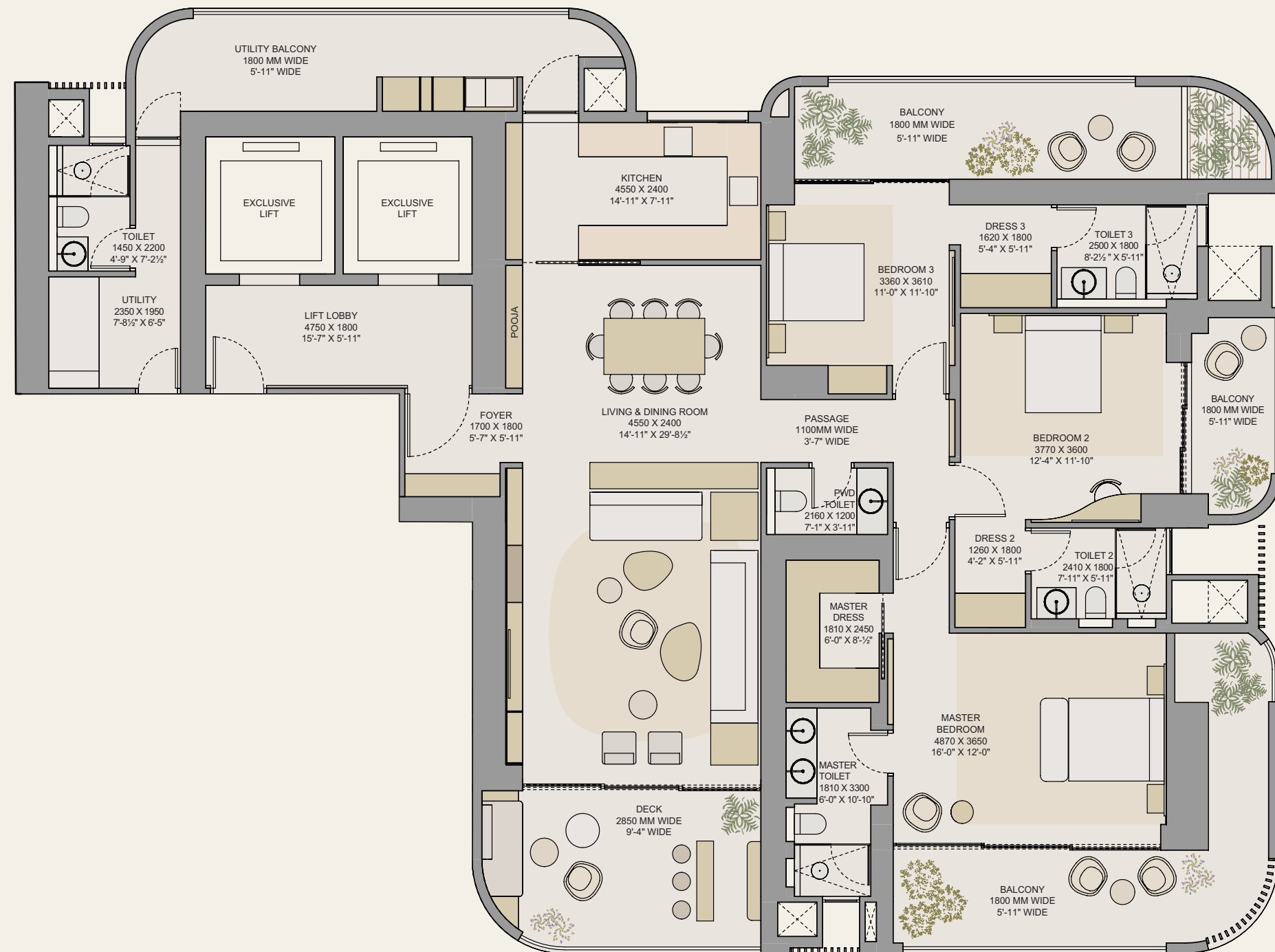
3.5 BEDROOM RESIDENCES

TOWER C 3.5-T1 LAYOUT

TOTAL AREA: 3250 ft² | 301.93 m²

RERA CARPET AREA: 1755.05 FT² | 163.05 M²

EXCLUSIVE AREA: 2707.04 FT² | 251.49 M²



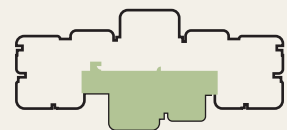
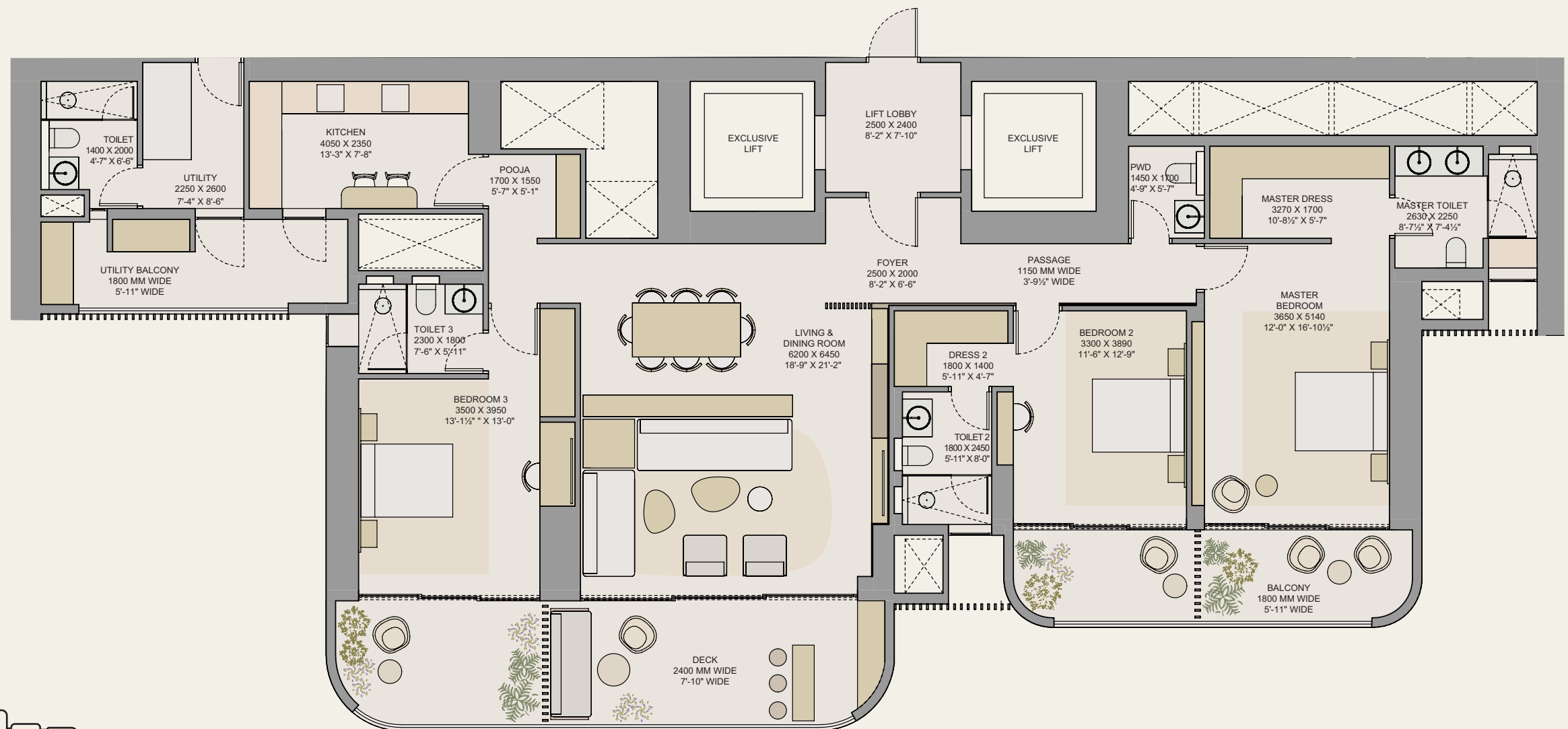
3.5 BEDROOM RESIDENCES

TOWER C 3.5-T2 LAYOUT

TOTAL AREA: 3050 ft² | 283.35 m²

RERA CARPET AREA: 1730.77 FT² | 160.79M²

EXCLUSIVE AREA: 2504.57 FT² | 232.68 M²



MATERIAL SPECIFICATION

S. NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
01.	FOYER/ LIVING/LOUNGE/ DINING /PUJA SPACE		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING INDOOR A.C UNIT 	<p>IMPORTED MARBLE</p> <p>ACRYLIC EMULSION PAINT</p> <p>ACRYLIC EMULSION PAINT</p> <p>VRV/RF A.C DUCTABLE UNIT</p>	<p>AS/ SELECTION</p> <p>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</p> <p>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</p> <p>DIAKIN/ HITACHI/ LG OR EQUIVALENT</p>
02.	POWDER ROOM		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING COUNTER FIXTURES 	<p>ANTI SKID VITRIFIED TILES</p> <p>VITRIFIED TILES</p> <p>ACRYLIC EMULSION PAINT ON CEILING</p> <p>IMPORTED MARBLE /ENGINEERED STONE</p> <p>BRANDED</p>	<p>KAJARIA/SOMANY/VARMORA OR EQUIVALENT</p> <p>KAJARIA/SOMANY/VARMORA OR EQUIVALENT</p> <p>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</p> <p>AS/ SELECTION</p> <p>GROHE/ KOHLER/ TOTO OR EQUIVALENT</p>
03.	MASTER BED ROOM		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING INDOOR A.C UNIT 	<p>LAMINATED WOODEN FLOORING (AC4)</p> <p>ACRYLIC EMULSION PAINT</p> <p>ACRYLIC EMULSION PAINT</p> <p>VRV/RF A.C DUCTABLE UNIT</p>	<p>ACTION TESA/ GREENLAM/ PERGO/ CENTURY PLY OR EQUIVALENT</p> <p>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</p> <p>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</p> <p>DIAKIN/ HITACHI/ LG OR EQUIVALENT</p>
04.	OTHER BED ROOM		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING INDOOR A.C UNIT 	<p>LAMINATED WOODEN FLOORING (AC4)</p> <p>ACRYLIC EMULSION PAINT</p> <p>ACRYLIC EMULSION PAINT</p> <p>VRV/VRF A.C UNIT</p>	<p>ACTION TESA/ GREENLAM/ PERGO/ CENTURY PLY OR EQUIVALENT</p> <p>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</p> <p>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</p> <p>DIAKIN/ HITACHI/ LG OR EQUIVALENT</p>

MATERIAL SPECIFICATION

S. NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
05.	MASTER TOILET		
	• FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
	• WALLS	VITRIFIED TILES	
	• CEILING	ACRYLIC EMULSION PAINT ON CEILING/ MOISTURE PROOF BOARD FALSE CEILING	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	• COUNTER	IMPORTED MARBLE /ENGINEERED STONE	AS/ SELECTION
	• FIXTURES	BRANDED	GROHE/ KOHLER/TOTO OR EQUIVALENT
	• SHOWER GLASS PARTITIONS	GLASS PARTITION WITH DOOR	MR.GLASS/ OZONE OR EQUIVALENT
06.	OTHER TOILETS		
	• FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
	• WALLS	VITRIFIED TILES	
	• CEILING	ACRYLIC EMULSION PAINT ON CEILING	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	• COUNTER	IMPORTED MARBLE/ GRANITE/ ENGINEERED STONE	AS/ SELECTION
	• FIXTURES	BRANDED	GROHE/ KOHLER/ TOTO OR EQUIVALENT
	• SHOWER GLASS PARTITIONS	GLASS PARTITION WITH DOOR	MR.GLASS/ OZONE OR EQUIVALENT
07.	TYPICAL FLOOR LIFT & STAIRCASE LOBBY		
	• FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
	• WALLS	ENAMEL/ SEMI ACRYLIC PAINT	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
	• CEILING	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
08.	PRIVATE LIFT LOBBY		
	• FLOORING & SKIRTING	IMPORTED MARBLE	AS/SELECTION
	• WALLS	ENAMEL/ SEMI ACRYLIC PAINT	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	• CEILING	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	• INDOOR A.C UNIT	VRV/VRF A.C DUCTABLE UNIT	DIAKIN/ HITACHI/ LG OR EQUIVALENT

MATERIAL SPECIFICATION

S. NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
09.	KITCHEN		
	• FLOORING & SKIRTING	IMPORTED MARBLE	AS/ SELECTION
	• WALLS	COMBINATION OF CERAMIC/ VITRIFIED TILES AND ACRYLIC EMULSION PAINT	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
	• COUNTER	GRANITE/QUARTZ	AS/ SELECTION
	• CEILING	ACRYLIC EMULSION PAINT	AS/ SELECTION
	• FITTING & ACCESSORIES	MODULAR CABINETARY WITH SOFT CLOSE TRAYS, HOB & CHIMNEY, REFRIGERATOR, BUILT IN MICROWAVE, BUILT IN OVEN, DOUBLE BOWL SINK, RO , WASHING MACHINE & DRYER.	HOB & CHIMNEY, REFRIGERATOR, BUILT-IN-MICROWAVE, BUILT IN OVEN, WASHING MACHINE: BOSCH/ SIEMENS/ LG/ SAMSUNG/ ELICA+WHIRLPOOL OR EQUIVALENT RO : KENT/ EUREKA FORBES OR EQUIVALENT DOUBLE BOWL SINK : FRANKE/ JAYNA OR EQUIVALENT FAUCET : GROHE/ KOHLER/ TOTO OR EQUIVALENT HINGES: HETTICH, OR EQUIVALENT
	• INDOOR A.C UNIT	VRV/RF A.C DUCTABLE UNIT	DIAKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT
	• UTILITY AREA ACCESSORIES	UTILITY WITH MARBLE TOP AND DOUBLE SINK	AS/ SELECTION
10.	SERVANT ROOM / UTILITY		
	• FLOORING & SKIRTING	VITRIFIED TILES	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
	• WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	• CEILING	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	• A.C UNIT	SPLIT AC UNIT	DIAKIN/ HITACHI/ LG OR EQUIVALENT
11.	SERVANT ROOM TOILETS		
	• FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
	• WALLS	VITRIFIED TILES	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
	• CEILING	ACRYLIC EMULSION PAINT	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	• FITTING & FIXTURE	WASH BASIN WITH FAUCET, SHOWER DIVERTER	CERA/ ROCA / HINDWARE OR EQUIVALENT

MATERIAL SPECIFICATION

S. NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
12.	BALCONIES		
	<ul style="list-style-type: none"> FLOORING WALLS CEILING RAILING LIVING/DINING & BEDROOMS UTILITY PARAPET DECK ACCESSORIES EXTERNAL DOOR WINDOW 	<p>VITRIFIED TILES</p> <p>EXTERNAL TEXTURE WEATHERPROOF WALL PAINT</p> <p>EXTERNAL TEXTURE WEATHERPROOF WALL PAINT</p> <p>MS WITH WOODEN TOP</p> <p>RCC / BLOCKWORK & MS WITH LOUVERS</p> <p>BAR COUNTER WITH WET POINT AND WASH BASIN IN LIVING AREA DECK</p> <p>ALUMINIUM FRAMES WITH SINGLE/ DOUBLE GLAZED GLASS</p>	<p>KAJARIA/SOMANY/VARMORA OR EQUIVALENT</p> <p>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</p> <p>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</p> <p>AS/SELECTION</p> <p>AS/SELECTION</p> <p>AS/SELECTION</p> <p>SCHUCO OR EQUIVALENT</p>
13.	APARTMENT DOORS		
	<ul style="list-style-type: none"> MAIN DOOR OTHER DOORS 	<p>8 FEET HARDWOOD DOOR FRAME WITH FLUSH DOOR IN VENEER/LAMINATE</p> <p>8 FEET HARDWOOD DOOR FRAME WITH FLUSH DOOR IN VENEER/LAMINATE</p>	
14.	AUTOMATION		
		<p>PROVISION FOR LIGHTING, CURTAINS AUTOMATION IN LIVING/DINING/FAMILY LOUNGE AND MASTER BED ROOM, AUTOMATION IN GEYSERS AND AC INDOOR UNITS FOR ALL AREAS.</p>	<p>SCHNEIDER, CRABTREE, LK OR EQUIVALENT</p>
15.	LIFT		
		<p>SERVICE LIFT</p> <p>PRIVATE LIFT FOR EACH TOWER / WING</p>	<p>OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT</p> <p>OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT</p>

MATERIAL SPECIFICATION

S. NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
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16. ELECTRICAL SWITCHES

• APARTMENT SWITCHES	SMART SWITCHES-DINING/DRAWING, FAMILY LOUNGE & MASTER BED ROOM & FOR ALL GEYSERS AND AC INDOOR UNITS	SCHNEIDER, CRABTREE, LK OR EQUIVALENT
• OTHER ROOMS/ SERVENT/UTILITY ROOM & TOILET	MODULAR SWITCHES	SCHNEIDER, CRABTREE, LK OR EQUIVALENT
• AIR CONDITIONING	COOLING AND HEATING MODE VRV/VRF WITH TFA UNIT	DAIKIN/ HITACHI/ LG OR EQUIVALENT
• BREAKOUT TERRACE	ANTI SKID VITRIFIED TILES	KAJARIA/SOMANY/VARMORA OR EQUIVALENT

17. SECURITY

S TIER GATE/PERIMETER/PARKING/ LOBBY AND ENTRANCE DOOR, VDP/DIGITAL SMART LOCK ON MAIN DOOR, SECURED ACCESS FOR LIFTS AND LIFT LOBBIES, ACCESS CONTROLLED RECEPTION AREA IN ALL TOWERS, CCTV SURVEILLANCE INCLUDING LIFTS, FIRE DETECTION & SPRINKLER SYSTEM AND GAS LEAKAGE DETECTORS (IN KITCHEN) IN APARTMENTS.	ONE TOUCH/ GODREJ/ALBA URMET/ HONEYWELL OR EQUIVALENT
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BRAND ASSOCIATION

WELLNESS ADVISOR

MILIND SOMAN

ACTOR, MODEL, FITNESS ENTHUSIAST

"I'm glad to be appointed as the Wellness Advisor for Trehan IRIS. I believe the spaces we live in shape the way we live every day.

A well-designed home can support physical well-being, encourage mental calm, and create room for reflection. When your surroundings are balanced, your body, mind, and soul find balance too. This philosophy lies at the heart of Omara by Trehan IRIS. It truly reflects a way of life I deeply believe in."

ESTEVA i ESTEVA

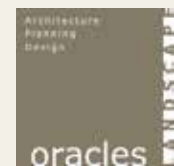
The studio, which includes Tomeu Esteva, operates internationally, emphasising designs that respect and understand the essence, history, and context of each location.

They focus on creating spaces that evoke positive emotions and enhance well-being, working on diverse projects including private homes, hotels, cultural buildings, and commercial spaces. Their work spans various global locations, demonstrating a commitment to connecting design with the human experience and the surrounding environment.

uha

UHA London is a globally recognised architectural firm founded in 2011, known for its innovative design approach, which integrates advanced engineering, sustainability, and client-centric principles.

The firm creates future-proof, bespoke buildings and interiors that blend functionality with contemporary aesthetics. With a focus on collaboration and sustainability, UHA has made a significant impact on both urban development and architectural discourse worldwide.



PAYMENT PLAN

CONSTRUCTION LINKED PAYMENT PLAN

S.No.	Particular	% Due
1	On Application	10%
2	Within 120 days from Application	20%
3	Within 18 Months from Application or tower basement whichever is later	10%
4	On Casting of 30th Floor slab of the tower	10%
5	On completion of Super Structure	20%
6	On offer of Possession + Possession related charges	30%
	Grand Total	100%

BANK DETAILS OF PROJECT

Account number	77705030694 (RERA Collection Account)
Beneficiary	TREHAN PROMOTERS AND BUILDERS PRIVATE LIMITED MASTER ACCOUNT FOR OMARA PROJECT
Account type	Escrow Account
Bank	ICICI Bank
Branch name	Shop No- 2 & 3, Bestech Business Tower, Sohna Road, Sec-48, Gurugram, Haryana
Swift code	ICICINBBCTS
IFSC	ICIC0004184






TREHAN PROMOTERS & BUILDERS PRIVATE LIMITED

CIN No. U74899DL1994PTC059392

Site Office: Omara by Trehan IRIS, Plot no: GH-3B & GH-3C, Sector 80, Manesar, Gurugram, Haryana- 122051.

Corporate Office: 808, Block-A, IRIS Tech Park, Sector 48, Sohna Road, Gurugram, Haryana-122018.

Registered Office: E-26, LGF, Panchsheel Park, New Delhi-110017.

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Disclaimer: All information, images, visuals, drawings, plans, or sketches of the project being developed under the name and style "OMARA" by Trehan Promoters & Builders Pvt Ltd, at plot nos. GH-3B & GH-3C, Sector 80 Gurugram, Haryana, as shown herein, are indicative renders and artistic impressions for illustration purposes only and are not to scale. Nothing contained herein is intended to constitute a legal offer, nor does it form part of any binding agreement or commitment of any nature by the promoter. While the promoter endeavours to keep the information up to date and correct, they make no representation or warranty regarding the accuracy or completeness of the information provided. Interested purchasers are requested to independently verify all details - including area, amenities, services, terms of sale, and payment plans, and other relevant terms - with sales team/promoter. It is recommended that buyers gain a thorough understanding of all terms and seek appropriate advice before making a decision to purchase any unit(s) in the project.