

UP RERA Registration Number :  
Phase 1 - UPRERAPRJ3133  
Phase 2 - UPRERAPRJ4158  
Phase 3 - UPRERAPRJ250301

**ncc**  
Live Free...



**GDA  
APPROVED  
PROJECT**

**ncc**  
*Signature  
Heights*

Signature of splendor

Raj Nagar Extn, NH-58, Ghaziabad

# Signature of rich *Amenities*

## FEATURES :

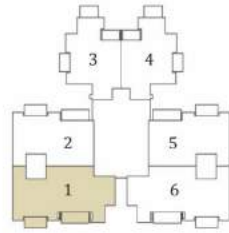
- I.I.T. Approved earthquake resistant structural designs
- Club House
- Indoor and outdoor sports
- Contemporary apartments with flexible spaces
- Vaastu based energy efficient planning
- High speed freight / Stretcher and passenger lifts in each apartment block
- Hydraulic Parking facility for car parking
- 24x7 water and electricity supply
- Entrance lobby for each apartment block
- Efficient and automated secure fire safety system through water sprinklers in each apartment and common area
- Integrated landscape areas with well defined manicured lawns
- Entire complex equipped with rainwater harvesting system
- Provision for intercom facility in each apartment through Mobile APP.



# Floor plan



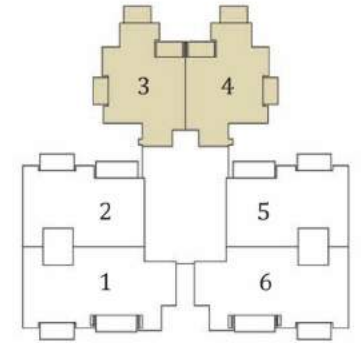
**UNIT - 1**  
 3 BEDROOM + 3 TOILET  
 CARPET AREA = 86.511 SQM. (931.204 SQ.FT.)  
 BALCONY AREA - 11.182 SQM. (120.363 SQ.FT.)  
 BUILT UP AREA = 104.649 SQM. (1126.441 SQ.FT.)  
 SUPER AREA = 139.354 SQM. (1500.00 SQ.FT.)



KEY PLAN  
TOWER - 1,3,4 & 5



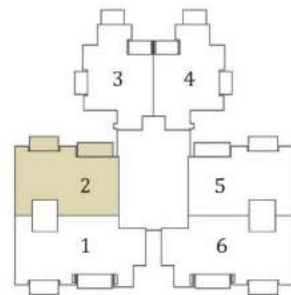
**UNIT - 3**  
 2 BEDROOM + 2 TOILET  
 CARPET AREA = 61.032 SQM. (656.948 SQ.FT.)  
 BALCONY AREA - 13.813 SQM. (148.683 SQ.FT.)  
 BUILT UP AREA = 81.516 SQM. (877.438 SQ.FT.)  
 SUPER AREA = 106.838 SQM. (1150.00 SQ.FT.)



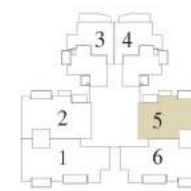
KEY PLAN  
TOWER - 1, 3, 4 & 5



**UNIT - 2**  
 2 BEDROOM + 2 TOILET  
 CARPET AREA = 70.540 SQM. (759.292 SQ.FT.)  
 BALCONY AREA - 11.182 SQM. (120.363 SQ.FT.)  
 BUILT UP AREA = 87.619 SQM. (943.130 SQ.FT.)  
 SUPER AREA = 116.128 SQM. (1250.00 SQ.FT.)



KEY PLAN  
TOWER - 1 & 3



KEY PLAN  
TOWER T4 & T5



**UNIT - 1**  
 2 BEDROOM + STUDY + 2 TOILET  
 CARPET AREA = 74.784 SQM. (804.974 SQ.FT.)  
 BALCONY AREA - 9.520 SQM. (102.473 SQ.FT.)  
 BUILT UP AREA = 90.820 SQM. (977.586 SQ.FT.)  
 SUPER AREA = 122.632 SQM. (1320.00 SQ.FT.)

**Disclaimer:**

1. All Dimensions shown in the floor plans are as per the architectural plans approved by the governing development authority i.e. Ghaziabad Development Authority i.e. measured between unfinished walls. The dimensions shown are not measured between finished walls.  
 2. All furniture, lighting fixtures, fans, TV, kitchen appliances, modular kitchen, etc. shown in the floor plans are not included in the actual apartment unit. The above mentioned products are hereby shown only with the intent to help better understand layout of floor plan.



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Experience Luxury  
in a  
*Whole New Way*

BEAUTY



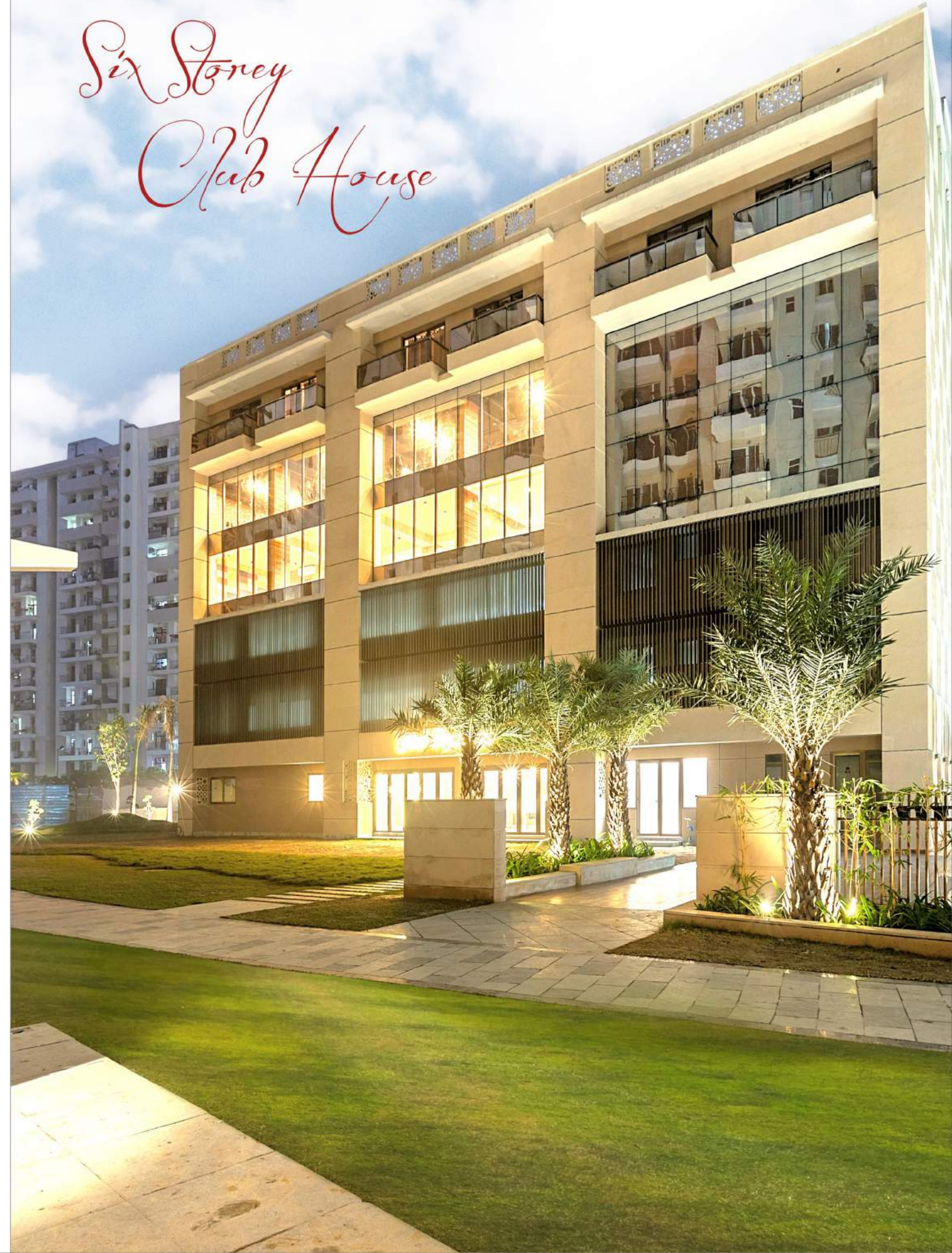
AFFORDABLE



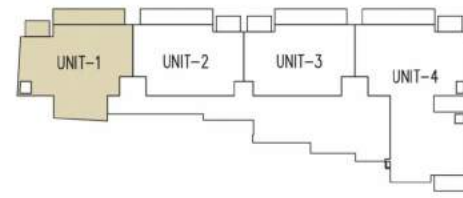
LUXURY

The centre of happiness, your home. MCC Signature Heights presents thoughtfully crafted, spacious 2, 3 & 4 BHK ultra luxury affordable apartments. An ideal mix of usefulness and splendid design, which make certain to leave you delighted.

*Six Storey  
Club House*



# Floor plan



KEY PLAN  
TOWER - 6



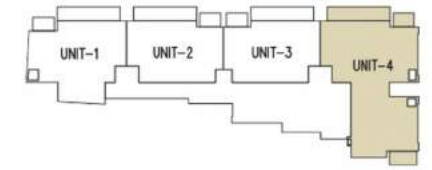
UNIT - 1  
2 BEDROOM + 2 TOILET  
CARPET AREA = 69.038 SQM. (773.125 SQ.FT.)  
BALCONY AREA - 13.777 SQM. (148.295 SQ.FT.)  
BUILT UP AREA (Incl. Bal) = 91.046 SQM. (980.019 SQ.FT.)  
SUPER AREA = 118.450 SQM. (1275.00 SQ.FT.)

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# Floor plan



KEY PLAN  
TOWER - 6



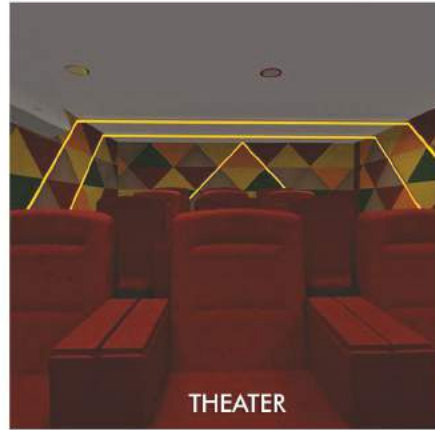
UNIT - 4  
3 BEDROOM + 3 TOILET  
CARPET AREA = 106.618 SQM. (1147.636 SQ.FT.)  
BALCONY AREA - 18.247 SQM. (196.410 SQ.FT.)  
BUILT UP AREA (Incl. Bal) = 136.935 SQM. (1473.968 SQ.FT.)  
SUPER AREA = 181.159 SQM. (1950.00 SQ.FT.)

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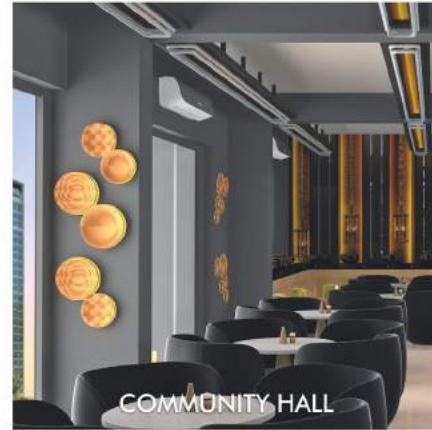
## Club Amenities



THEATER



GYM



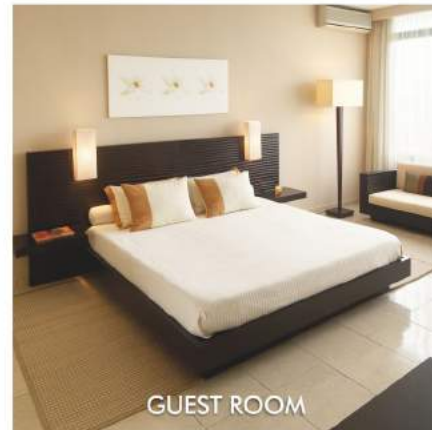
COMMUNITY HALL



INDOOR GAMES



NURSERY SCHOOL



GUEST ROOM

## Signature Specifications

### BEDROOMS

Flooring	Vitrified Tiles
Walls	Elegantly finished with OBD
Internal Doors	Factory Made Panel Door/Flush Door with Hardwood Frames
External Doors & Windows	Composite Aluminium Doors & Windows

### LIVING/DINING

Flooring	Vitrified Tiles
Walls	Elegantly finished with OBD
Internal Doors	Factory Made Panel Door/Flush Door with Hardwood Frames
External Doors & Windows	Composite Aluminium Doors & Windows

### KITCHEN

Flooring	Vitrified Tiles
Walls	Ceramic Tiles up to 2'-0" above counter and Acrylic Oil Bound Emulsion Paint in the balance area
Internal Doors	Factory Made Panel Door/Flush Door with Hardwood Frames
External Doors & Windows	Composite Aluminium Doors & Windows

### TOILET

Flooring	Anti Skid Ceramic Tiles
Walls	Combination of one or more Vitrified Tiles/Ceramic Tiles/Acrylic Oil Bound Emulsion Paint
Internal Doors	Factory made panel Door/ Flush Door with Hardwood Frames
External Doors & Windows	Composite Aluminium Doors & Windows

### EXTERNAL FINISH

Texture Paint Finish

### BALCONY

Flooring Anti Skid Ceramic Tiles

### SUPER STRUCTURE

IIT Approved Earthquake-Resistant RCC Framed Structure

### ELECTRICAL

Copper Wiring in Concealed PVC Conduits. Sufficient Light and Power Points. Provision for TV, Telephone Points in Living Room and Bedrooms

### CORRIDOR / LOBBY

Flooring	Vitrified Tiles/Ceramic Tiles
Walls	Marble Tiles/Granite Tiles/Granite/OBP



## Site plan

### LEGENDS

- CENTRAL GREEN/ PARTY LAWN
- POOL
- POOL DECK
- CLUSTER COURT
- KIDS PLAY AREA
- PAVILION
- FLOWER BEDS
- MOUND
- DROP-OFF
- GUARD ROOM
- ENTRANCE / EXIT
- ROAD AND HYDRAULIC PARKING
- BADMINTON COURT
- PLAZA
- KIDS POOL

### CLUB AMENITIES

- COMMUNITY HALL
- NURSERY SCHOOL
- GYM/SAUNA
- INDOOR GAMES
- GUEST ROOM
- THEATER
- YOGA

- \* 1500 Sq.ft.
- \* 1320 Sq.ft.
- \* 1250 Sq.ft.
- \* 1150 Sq.ft.
- \* 980 Sq.ft.
- \* 965 Sq.ft.
- \* 920 Sq.ft.
- \* 1950 Sq.ft.
- \* 1275 Sq.ft.

PROPOSED ROAD 45 MT. WIDE EXISTING ROAD 33 MT. WIDE

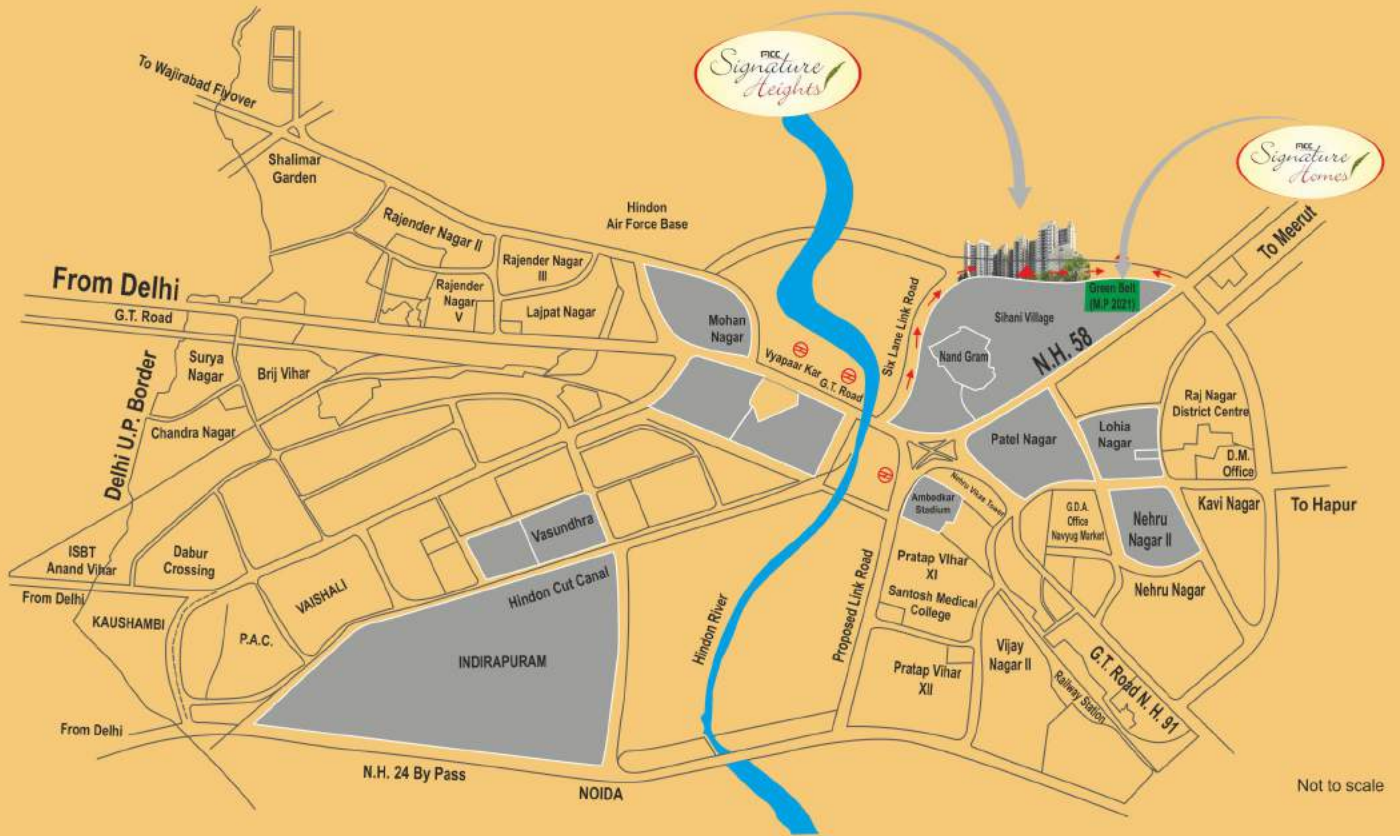
1 Sq.Mt. = 10.764 Sq.Ft.

Super Area means and includes covered area of flat plus pro-rata common areas such as club, corridors, passages, walls, staircases, mummies, projections, recessed spaces below window sills, water tanks, lift machine rooms, guard rooms, space for metering cubicles etc. Designs/Specifications/ Floor Plans/ Areas etc. are subject to changes or improvements as may be approved and/or required by relevant authorities.

"Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

# Location plan

Member  
**CREDAI**



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Design Partner

ARCHITECTS  
PLANNERS  
INTERIOR  
DESIGNERS



**SAHA AND ASSOCIATES**

