



Signature of  
rich  
*Amenities*

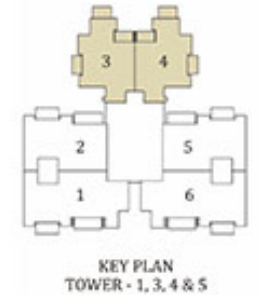
FEATURES :

- 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
- Heat insulation provided for all top floor apartments
- 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

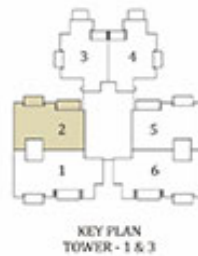
# Floor plan



**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.)



**UNIT - 3**  
 2 BEDROOM + 2 TOILET  
 CARPET AREA = 61.032 SQM. (656.918 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.)



**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.)



**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 (a Decentralized Development Authority) as measured between wall-to-wall. 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 merely shown only with the intent to help better understand layout of floor plan.



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# Site plan



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

### LEGENDS

1. CENTRAL GREEN/ PARTY LAWN
2. POOL
3. POOL DECK
4. CLUSTER COURT
5. KIDS PLAY AREA
6. PAVILION
7. FLOWER BEDS
8. MOUND
9. DROP-OFF
10. GUARD ROOM
11. ENTRANCE / EXIT
12. ROAD AND PARKING
13. BADMINTON COURT
14. PLAZA
15. KIDS POOL

### CLUB AMENITIES

1. COMMUNITY HALL
2. NURSERY SCHOOL
3. GYM/SAUNA
4. INDOOR GAMES

- \* 1500 Sq.ft.
- \* 1320 Sq.ft.
- \* 1250 Sq.ft.
- \* 1150 Sq.ft.
- \* 980 Sq.ft.
- \* 965 Sq.ft.
- \* 920 Sq.ft.
- \* 900 Sq.ft.

1:5000 = 1:1000 Scale  
 Super Area shown and includes covered area of flat plots (patio, terrace, common areas, walkways, corridors, pergolas, walls, balconies, nurseries, projections, screened spaces below window sills, water tanks, lift machine rooms, guard rooms, space for parking outside etc.  
 Design Specifications like Floor Plans etc. are subject to design or improvements as may be approved and, to be required by relevant authorities.  
 \* "Legal Area" means the net usable floor area of an apartment, including the area covered by the external walls, stairs and service shafts, exclusive of balcony or verandah area and exclusive of open terraces, but includes the area covered by the internal partition walls of the apartment.

## Signature Specifications

<b>BEDROOMS</b>	
Flooring	Vitrified Tiles
Walls	Elegantly finished with OSD
Internal Doors	Factory Made Panel Door/Flush Door with Hardwood Frames
External Doors & Windows	Composite Aluminium Doors & Windows
<b>LIVING/DINING</b>	
Flooring	Vitrified Tiles
Walls	Elegantly finished with OSD
Internal Doors	Factory Made Panel Door/Flush Door with Hardwood Frames
External Doors & Windows	Composite Aluminium Doors & Windows

<b>KITCHEN</b>	
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
<b>TOILET</b>	
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

<b>EXTERNAL FINISH</b>	
	Texture Point Finish
<b>BALCONY</b>	
Flooring	Anti Skid Ceramic Tiles
<b>SUPER STRUCTURE</b>	
	IT Approved Earthquake-Resistant RCC Framed Structure
<b>ELECTRICAL</b>	
	Copper Wiring in Concealed PVC Conduits, Sufficient Light and Power Points, Provision for TV, Telephone Points in Living Room and Bedrooms
<b>CORRIDOR / LOBBY</b>	
Flooring	Vitrified Tiles/Ceramic Tiles
Walls	Marble Tiles/Granite Tiles/Granite/OSP

**Disclaimer:**  
 1. All Dimensions shown in the floor plans are as per the architectural plans approved by the governing Development authority. 2. Distances between utility poles (as measured between utility poles with the dimensions shown) are not measured between finished walls.



**Disclaimer:**  
 2. All Ventilation, Lighting Fixtures, Fans, T.V. Units, Appliances, modular kitchen, etc. shown in the floor plans are not included in the actual contract bid. The above mentioned products are hereby shown only with the intent to help better understand layout of floor plan.



# Location plan

Member  
**CREDAI**



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

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Live Free...



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**M/S ANNIKA PROMOTERS PVT. LTD.**

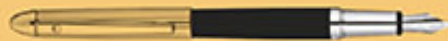
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Design Partner



SAHA AND ASSOCIATES

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Signature of splendor

**MCC**  
*Signature Heights*

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