Show Flat Ready (Actual Photographs)

Actual Photographs of Dwarka Expressway work in Progress

ASSOTECH®
Next Generation Spaces

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For more information please log on to our website: **www.assotechlimited.com**

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Member of CREDAI

Assotech's presence in other parts of the country :Noida & Ghaziabad (NCR), Gwalior (M.P.), Rudrapur (Uttrakhand), Bhubaneshwar & Angul (Odisha), Patna (Bihar), Ranchi (Jharkhand)

Disclaimer : All designs, perspectives, elevations, specifications, layout plans and unit plans etc. are indicative and subject to change.
1 Sq. Meter = 10.763 Sq. Ft.

THE ORION TOWERS AT

ASSOTECH blith SEC 99 NPR GURGAON

ARE YOU REALLY MOTIVATED TO PURCHASE AN APARTMENT THAT STANDS AS A TESTIMONY OF LUXURY JUST BY FLIPPING THROUGH THIS BROCHURE?

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Human comfort is a function of four primary variables; temperature, air flow, humidity and the mean radiant temperature of interior surfaces. Natural ventilation is an energy efficient way to increase human comfort. Controlling the conditions which govern air flow and sunlight results in optimized temperature in chosen interiors. This is natural ventilation. A dynamic architectural concept which uses natural forces of wind and buoyancy to deliver fresh air into buildings.

ASSOTECH blith SEC 99 NPR GURGAON

THE APARTMENT THAT STANDS AS A TESTIMONY OF LUXURY.

Presenting Assotech Blith apartments and villas. Assotech Blith is exclusively structured to place you amongst the select few. Sprawling over 11.91 acres, Assotech Blith comprises premium residences at Sector 99, NPR Gurgaon.

Assotech Blith home is an epitome of unique architectural features, which singles out from the ordinary. It makes intelligent use of natural resources to maximise natural light and ventilation. The apartments and villas blend with the surrounding environs to enhance the beauty of your home and act as a spectacular landmark. Designed as an intelligent building, your home is a paradigm of modern living at its best.

Assotech Blith is one of the most promising home addresses, situated on NPR (Dwarka Expressway). It tops on accessibility and convenience on any home owner's wish list. Your home has access from a 150 mts wide Dwarka Expressway which further gets connected with NH8 for a comfortable access.

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SALIENT FEATURES

- Homes that epitomize luxury. Fully-loaded apartments with spilt AC, wardrobes in all rooms and geyser
- Beautifully planned apartments with 2, 3, 3+S.R bedrooms and 4+S.R bedrooms and drawing/dining room
- Exclusive villas
- Apartments facing maximum open spaces and landscaped courts
- Spacious modular kitchen with chimney & hob
- Abutting vast open areas of green space
- Large balconies
- Kids bicycle stand
- Double height entrance lobby with concierge desk, mail boxes, waiting area,toilet etc. in every tower
- Pavilion & pergola sitouts for senior citizens
- Vaastu Compliant
- Amphitheatre and play areas for all age groups

"Green buildings are high performance buildings, providing more comfort, healthier environment and improved air quality, natural daylight and thermal comforts. Recycling of soil-waste, use of renewable energy such as solar heating and lighting, monitoring energy consumption, recharging ground water are some of their unique features."

Indian Green Building Council
Greening India since 2001

Registered for
"IGBC Green Homes: Gold Rating"

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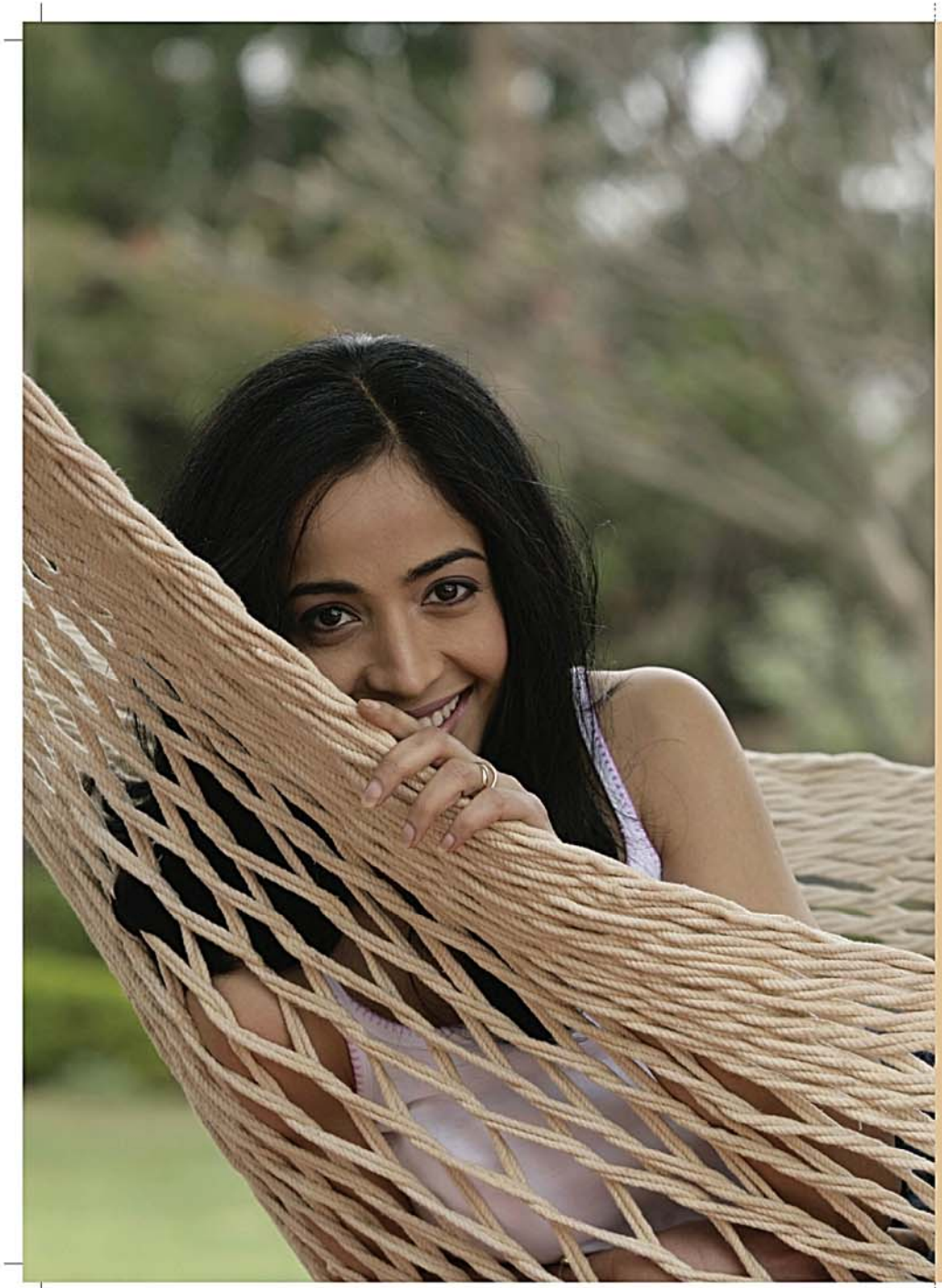


A BREEZY LIFE IS IN THE FORECAST WHEN YOU START LIVING HERE!

Assotech Blith home is designed in alignment with nature to optimise ventilation and sunlight; water bodies and vegetative shading along the wind path to control temperature. Assotech Blith home uses modern architectural techniques such as wind chimneys, atria, courtyards, windows and intelligent blinds to induce natural air flow in strategically oriented buildings, which receives the prevailing breeze.

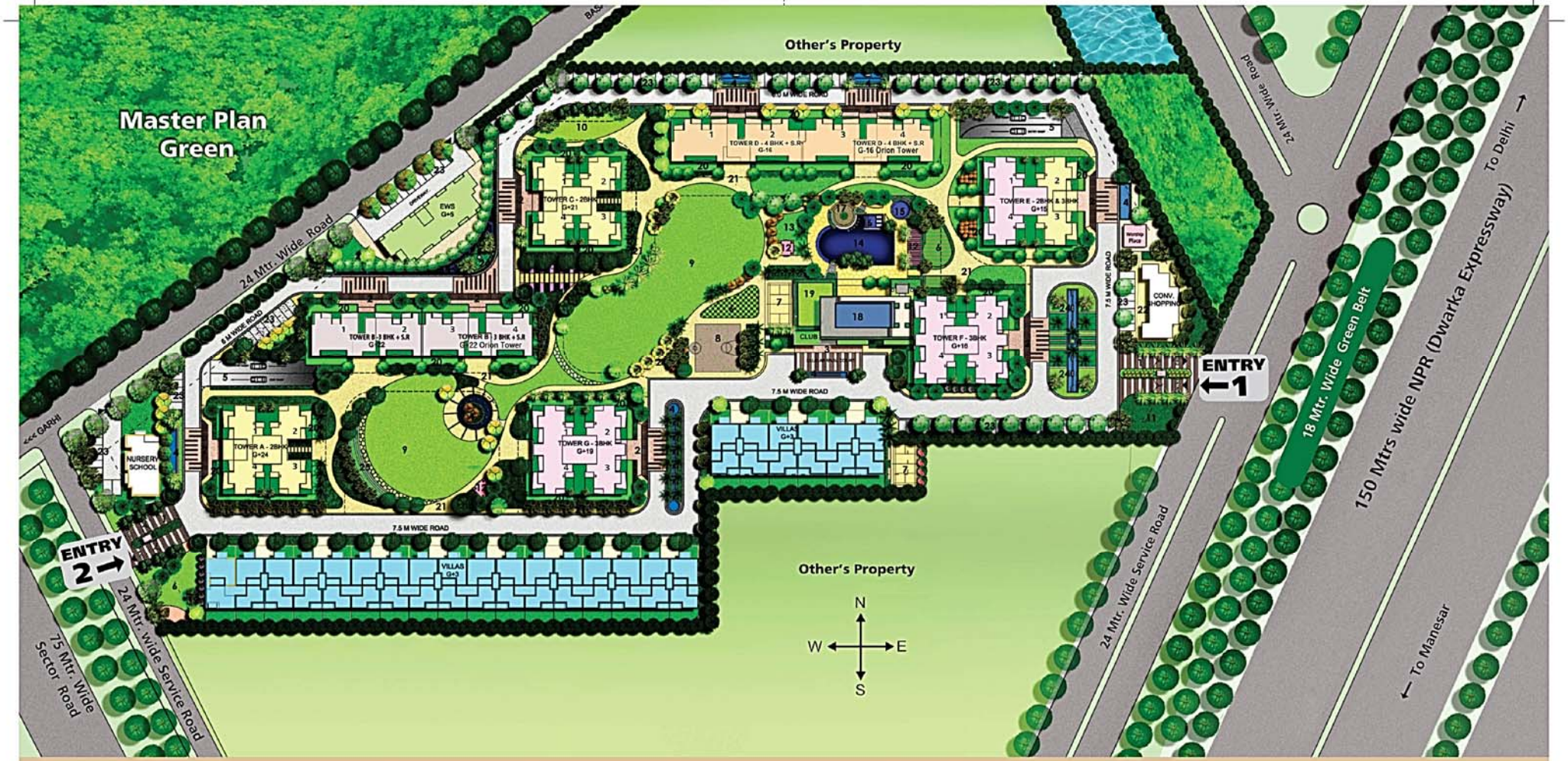
Assotech Blith home has been designed by our architects after a detailed sciographic study of the solar path, wind speed and direction to ensure that optimal sunlight reaches your home during summers and winters. Architectural treatments like light shelves, sun shades, louver, fenestration to control sunlight and temperature has been installed in the apartment with appropriate material insulation to help maintain the room temperature.

Now imagine a picture of pristine surroundings, rolling greens & picturesque settings. It is this imaginative dimension that we've brought to life, in your Assotech Blith home. **Lush and green with 70% open area to nestle your abode of luxuries. Here, the air is fresh and salubrious. The only sound in the air is bird song.**

Assotech Blith gives you the best of both worlds - modern and natural. It epitomises the unspoiled charm of the country side & blends it with the unmistakable convenience of city living. In fact, getting to the nearest amenity is as easy as taking a walk.

CLIMATOLOGICAL CONSIDERATIONS:

- Strategically oriented buildings to maintain apartment temperatures through wind and sunlight
- Natural ventilation, unlike fan-forced ventilation, uses the natural forces of wind and buoyancy to deliver fresh air into buildings
- Use of temperature friendly materials for optimal apartment insulation



LEGEND

1. ARRIVAL COURT
2. TOWER DROP OFFS
3. CLUB DROP OFFS
4. WATER FEATURES
5. ENTRY & EXIT RAMPS TO BASEMENT
6. TOTLOTS
7. BADMINTON COURTS
8. HALF BASKET BALL COURT + SKATING RINK
9. CENTRAL LAWNS
10. YOGA/ MEDITATION COURTS
11. SPACE FOR SERVICES
12. PAVILION/ PERGOLA SITOUTS
13. POOL SIDE LAWNS
14. OUTDOOR SWIMMING POOL WITH INFINITY EDGE
15. KID'S POOL
16. HYDRO MASSAGE BEDS
17. SUNKEN DECK
18. CLUB TERRACE
19. CLUB TERRACE LAWNS
20. PRIVATE LAWNS
21. JOGGING TRACK/ PATHWAY
22. CONVENIENT SHOPPING FORE COURT
23. CAR PARKING
24. LANDSCAPE SCULPTURE
25. AMPITHEATRE
26. MOUND WITH PLANTATION

- 2 BHK Tower
- 3 BHK Tower
- 3 BHK + S.R. Tower (Orion Tower)
- 4 BHK + S.R. Tower (Orion Tower)
- VILLAS

A VAASTU-COMPLIANT HOME ADDRESS

Assotech Blith home is not only an architectural marvel, it is also a vaastu-compliant abode of bliss. Vaastu is a time-tested Vedic architectural treatise which helps inhabitants of a home to lead a healthy, wealthy, happy and prosperous life. Thanks to its vaastu architecture, Assotech Blith home is harmonised with nature and the natural elements. This means, you get maximum benefits from your home's natural surroundings.

YOU CAN'T SENSE THE REJUVENATING LIFESTYLE WE OFFER JUST BY READING THIS HEADLINE!

At your Assotech Blith Home, your lifestyle will be the envy of many. Imagine beginning your day at the life sized two swimming pools including one exclusive covered swimming pool for ladies, having breakfast in salubrious green surroundings. And when the day is over you can unwind at the in-complex air-conditioned club, as your children play in well appointed, dedicated play areas. Every experience will be like a breath of fresh air.

REJUVENATING CLUB FACILITIES:

- Modern club house
- Gym, card room
- Pool / TT table
- Massage room / Jacuzzi
- Meditation court / Yoga Hall
- Separate swimming pools for men & women
- Library / reading room / TV

TOWER CONVENIENCES:

- Kids' bicycle shelter in every tower
- Basement for parking & services
- Double height entrance lounge
- Visitor lounge
- Powder room
- Hi-speed elevators
- Large balconies
- 2-tier security system

ULTRA MODERN AMENITIES:

- Jogging track
- Skating rink
- Lush green landscape
- Landscaped terraces
- Spillover to green area
- Business Center for MUVS
- Dedicated 2-tier security system
- Electronic surveillances / CCTV
- Gift shop
- Grocery shop / super store
- Vegetable shop
- Barber shop
- Cafeteria /snack bar
- Medical store
- Magazine centre / Books cum stationery shops
- Nursery school
- Play area for all age groups
- Party lawns / Celebration courts
- 3-side open plot
- Basketball Court
- Amphitheater

LOCATION MAP FOR ASSOTECH BLITH

LOCATION	DISTANCES FROM SITE via NH-8 (in Km)	DISTANCES FROM SITE via NPR (in Km)
NEW DELHI RAILWAY STATION	43	36
IGI AIRPORT	26	12
DWARKA	23	9
HUDA CITY CENTRE	14	14
GURGAON ISBT	10	10
GURGAON RAILWAY STATION	9	9

NETWORK AND CONNECTIVITY

ROAD

An eight lane expressway runs between Delhi and Gurgaon and connects to NH8 (Delhi-Jaipur-Mumbai National Highway).

Northern Peripheral Road or commonly known as Dwarka Expressway is being developed under the Public Private Partnership (PPP) model. This stretch will connect Dwarka with National Highway 8 at Kherki Dhaula and will pass Pataudi Road. The NPR stretch has been planned as an alternate link road between Delhi and Gurgaon, and is expected to ease the traffic situation on the Delhi-Gurgaon Expressway.

DELHI METRO

The Gurgaon–Qutab Minar section of Delhi Metro opened to public on 21st June, 2010. The line has been extended up to Central Secretariat on 3rd September, 2010 and is ultimately merged with the existing Yellow Line between Jahangirpuri and Central Secretariat.

Haryana will set up its own Metro Corporation to extend the metro-rail facility to areas in the National Capital Region (NCR) falling in Haryana, and also plans to extend the Metro Rail up to Manesar town.

A new metro line to ply between Dwarka, IGI and Gurgaon has been proposed by the authorities. The proposed metro line will reduce travel time between Dwarka and Gurgaon to 15 minutes, and between Delhi and Gurgaon to 30 minutes.

GURGAON METRO

Also, a privately owned and operated Gurgaon Metro Rail Link is planned to connect Delhi Metro's Sikanderpur Station to NH-8, with 6 stations on a 6 km elevated link. It will be financed by DLF. This rail link will be completed in 2013.

Another ingenious metro transportation that is in the wings is the RAPID Metro.

BUS TERMINAL

Haryana Roadways is building a state-of-the-art bus terminal in sector 29 near HUDA City Centre Metro station. It is expected to be inaugurated in December 2012, and will have a shopping mall, multiplex and a rest house inside the complex.

TRAIN

The Gurgaon railway station located at the western end of the original city and connects to Rewari towards the south and Delhi Cantonment towards north.

INDIRA GANDHI INTERNATIONAL AIRPORT

Indira Gandhi International Airport is just 15 kilometers (9.3 miles) from the City Centre, which is only a 15 minutes car drive. The city is well connected to the airport by the Delhi-Gurgaon Expressway also known as NH 8.

ASSOTECH®
Next Generation Spaces

ABOUT ASSOTECH

The seeds of **"Assotech Limited"** were planted in the year 1987 by Mr. Sanjeev Srivastva, a distinguished Civil Engineer. Assotech Limited, is one of the leading real estate companies with 25 years of rich experience. It is advancing at fast pace to be one of the most creative, innovative and lustrous company of **Residential, Retail, Corporate, Hospitality and Healthcare** spaces in the country.

Assotech Ltd. with the motto 'Next Generation Spaces' aims to change the meaning of Real Estate Development in the country by providing wide range of products and concepts ranging from budget **homes** to luxury condominiums, **serviced apartments to 5-star hotels, office complexes to IT/ITES buildings, shopping complexes to Mall-cum-multiplexes.**

Currently the group is developing projects in various verticals of real estate in states like Delhi-NCR, Uttar Pradesh, Haryana, Madhya Pradesh, Uttarakhand, Orissa, Bihar & Jharkhand. The group has close to Rs. 33 billion worth of projects under various stages of development and execution. Assotech Ltd. has already handed over 7 million square feet built up area to its esteemed customers. Presently, the group is constructing approximately 8 million square feet of real estate area.

The group has developed "Radisson Blu Hotel Metropolis Rudrapur" - a 120 room first five star property in Rudrapur, Uttrakhand, and is coming up with another such hospitality project very close to Biju Patnaik Airport in Bhubaneswar, Odisha.

Recognised for its impeccable foresight, enviable expertise and innate acumen, Assotech is an ISO 9001:2008 Company. Its innovative projects are symbol of "Reliability with High Quality" undertaken with extensive research-led engineering, design and construction experiences with strong observance to ethical business practices. Assotech's penchant for finer details actually defines its concepts.

The Company is promoted and managed by a team of technocrats and professionals having in-depth understanding of Real Estate Sector with an impressive track record of performance and customer satisfaction. Assotech has strength of 1250 employees across all verticals.

Assotech group with its careful nurturing , imaginative thinking and commitment to customer satisfaction has brought smiles to over 10,000 esteemed customers.

COMPLETED PROJECTS

RESIDENTIAL PROJECTS
UTTAR PRADESH:
NOIDA-
- Golf Vista
- Windsor Greens

GHAZIABAD-
- Assotech The Nest Phase-I Crossings Republik
- Windsor Park - Indirapuram

MADHYA PRADESH:
- GWALIOR-Assotech Windsor Hills Phase-I & II

UTTARAKHAND
- RUDRAPUR-Metropolis City Phase-I & II

ODISHA:
- BHUBANESHWAR- Cosmopolis Phase-I & II

RETAIL
UTTAR PRADESH:
- GHAZIABAD- Windsor Street

HOSPITALITY
UTTAR PRADESH:
GHAZIABAD-
- Windsor Club
- Cabana Serviced Apartments

UTTARAKHAND:
- RUDRAPUR- Radisson Blu Hotel Metropolis

CORPORATE SPACE
UTTAR PRADESH:
- NOIDA- Assotech One

ONGOING PROJECTS

RESIDENTIAL PROJECTS
UTTAR PRADESH:
NOIDA-
- Windsor Court
- Celeste Towers

GHAZIABAD-
- Assotech The Nest Phase-II Crossings Republik

HARYANA:
GURGAON-
- Assotech Blith

MADHYA PRADESH:
- GWALIOR-Assotech Windsor Hills Phase-III

UTTARAKHAND:
- RUDRAPUR-Metropolis City Phase-III

ODISHA:
- BHUBANESHWAR- Cosmopolis Phase-III

RETAIL
UTTARAKHAND:
- RUDRAPUR-Metropolis Mall

ODISHA:
- ANGUL-Modern Bus Terminal Complex

HOSPITALITY
- BHUBANESHWAR- Radisson Blu Hotel Airport
- ANGUL

CORPORATE SPACE
- Gwalior
- Angul
- Bhubaneshwar

SUN AREA | PROPERTY PARTNERS

SUN-Apollo is a real estate private equity firm which invests in acquisition and development of assets across property types. It brings its global real estate experience, extensive network and long term partnership orientation to the development business in India. It partners with strong local real estate developers who are entrepreneurial, have a proven track record and are committed to transparent business practices, quality and timely delivery of projects. SUN-Apollo is a strategic partnership between the SUN Group of companies and AREA Property Partners (formerly Apollo Real Estate Advisors).

OUR ASSOCIATES

ARCOP	Architectural Services, Master Planning & Urban Design, Specialised Studies, Interior Design, Engineering Services, Project Planning & Control
Dr. Anil Sawhney, PhD (IIT, Delhi)	BIM (Building Information Modelling)
VINTECH CONSULTANTS	Structural Design Consultant
VOYANTS PARTNERING VISION	Environmental Impact Assessment (Study, Reports and Submissions)
HABITAT DESIGN	Landscape Design
SAS	Statutory Approval Consultant

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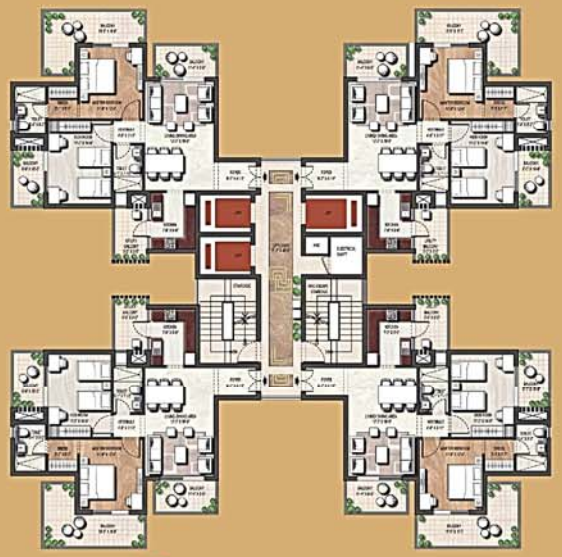
2 B.H.K. Unit - 1365 Sq. Ft.

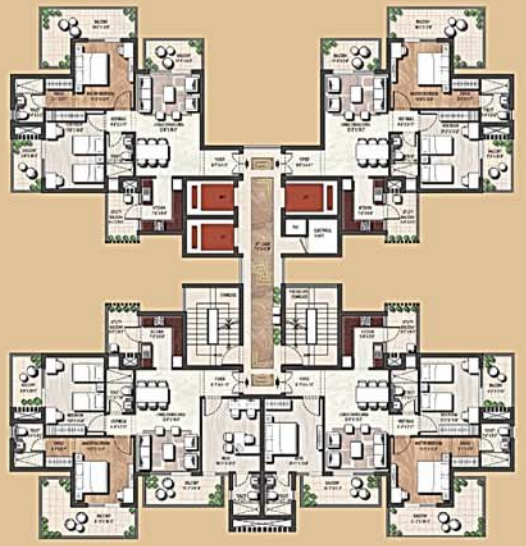
- ENTRANCE FOYER
- LIVING AREA WITH BALCONY
- DINING AREA
- KITCHEN WITH UTILITY BALCONY
- KIDS BEDROOM WITH BALCONY
- MASTER BEDROOM WITH DRESS & BALCONY
- TWO TOILETS



2 B.H.K. Tower Typical Floor Plan

Isometric View

1 Sq. Meter = 10.763910 Sq. Ft. Plans are not to scale



1 sq.mt. = 10.763910 sq.ft.

2 & 3 B.H.K. Tower Typical Floor Plan

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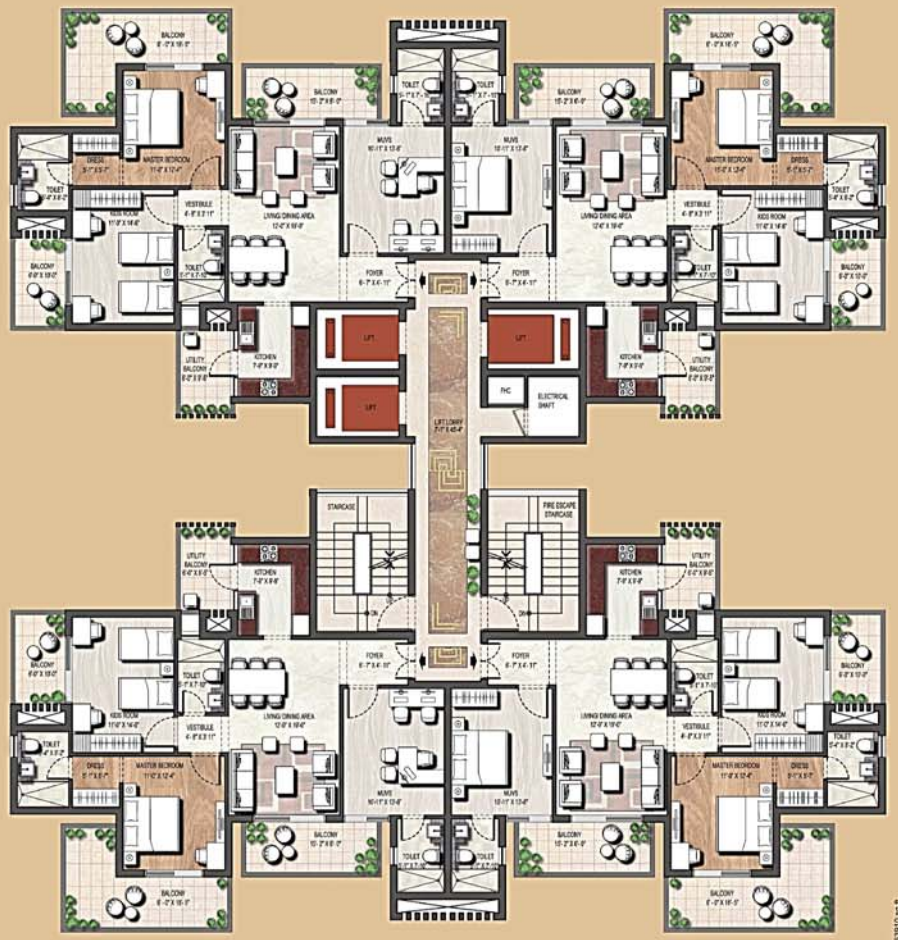
3 B.H.K. Unit - 1685 Sq. Ft.

- ENTRANCE FOYER
- MUVS
- LIVING AREA WITH BALCONY
- DINING AREA
- KITCHEN WITH UTILITY BALCONY
- KIDS BEDROOM WITH BALCONY
- MASTER BEDROOM WITH DRESS & BALCONY
- THREE TOILETS

Isometric View

1 Sq. Meter = 10.763910 Sq. Ft. Plans are not to scale



3 B.H.K. Unit - 1685 Sq. Ft.

1 sq.mt.= 10.763910 sq.ft.

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- ENTRANCE FOYER
- PUJA SPACE
- STORE ROOM
- DINING AREA
- LIVING ROOM
- KITCHEN WITH UTILITY BALCONY
- KIDS BEDROOM
- MASTER BEDROOM WITH DRESS & STUDY
- GUEST BEDROOM
- THREE TOILETS + POWDER ROOM
- SERVANT ROOM WITH ATTACHED TOILET
- ALL ROOMS WITH ATTACHED TOILET & BALCONY

Isometric View

1 Sq. Meter = 10.763910 Sq. Ft. Plans are not to scale

3 B.H.K. + Servant Room Unit Plan - 2400 Sq. Ft.

3 B.H.K. + Servant Room Typical Floor Plan

The Orion Towers at ASSOTECH blith SEC 99 GURGAON

1 sq.mt. = 10.763910 sq.ft.

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The Orion Towers at
ASSOTECH blith
SEC 99 NPR GURGAON

- ENTRANCE FOYER
- PUJA SPACE
- STORE ROOM
- DINING AREA
- LIVING ROOM
- KITCHEN WITH UTILITY BALCONY
- KIDS BEDROOM
- MASTER BEDROOM WITH DRESS & STUDY / HEALTH LOUNGE
- GUEST BEDROOM
- BEDROOM
- FOUR TOILETS + POWDER ROOM
- SERVANT ROOM WITH ATTACHED TOILET
- ALL ROOMS WITH ATTACHED TOILET & BALCONY

4 B.H.K. + Servant Room Unit Plan - 2835 Sq. Ft.

Isometric View

1 Sq. Meter = 10.763910 Sq. Ft. Plans are not to scale

1 sq.mt. = 10.763910 sq.ft.

4 B.H.K. + Servant Room Typical Floor Plan

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