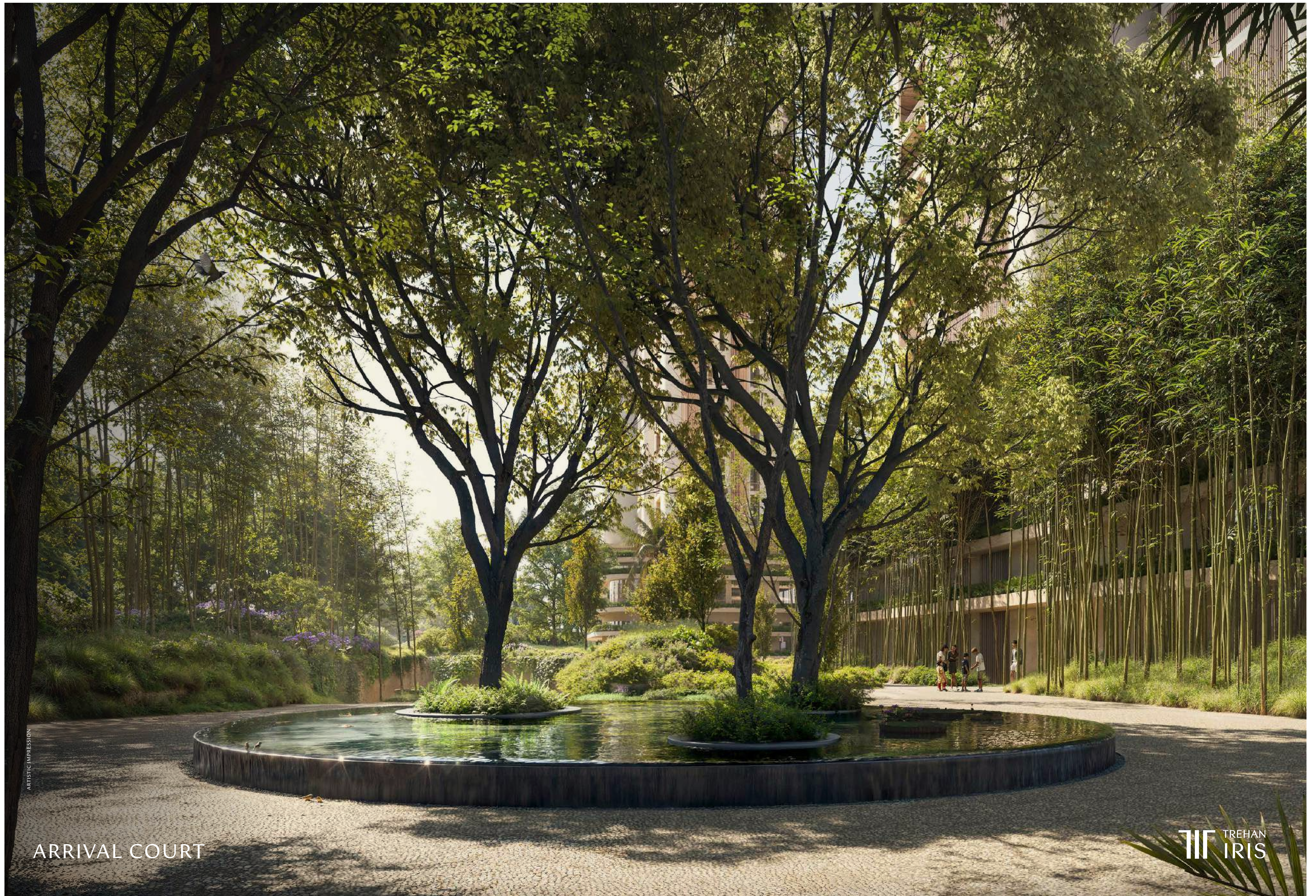


omāra

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 VIEW RESIDENCES

TREHAN
IRIS

AMENITIES OVERVIEW



WELLNESS

- GYM BY KNOX STUDIO
- 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
- WELLNESS MULTI-FUNCTIONAL ROOM
- 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

REFERENCE IMAGE

FEATURES OVERVIEW



WELLNESS

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

REFERENCE IMAGE



ARTISTIC IMPRESSION

GYM BY KNOX STUDIO

TREHAN
IRIS



ARTISTIC IMPRESSION

YOGA & MEDITATION HALL

TREHAN
IRIS



ARTISTIC IMPRESSION

PILATES STUDIO

TREHAN
IRIS



ARTISTIC IMPRESSION

PLUNGE POOL

TREHAN
IRIS



AMENITIES OVERVIEW



SOCIAL AND CELEBRATION

- SQUASH, PADDLE & 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
- BARBEQUE, BAR & PATIO DINING
- RESTAURANT
- CARDS & SOCIAL ROOMS
- COMMUNITY PLAZA & CONVENTION CENTER
- LIBRARY OVERLOOKING FOREST & LAKE
- INDOOR POOL, TABLE TENNIS & KINETIC GAMES
- CURATED ART & ARTEFACTS INSPIRED BY NATURE
- ART & CRAFT STUDIOS
- SCIENCE & EXPERIMENTS ZONE (FOR KIDS)
- INFINITY POOL FACING THE GREENS
- POP-UP TEA BAR
- WORSHIP POINT
- KIDS’ POOL, PLAYGROUND & CLIMBING WALL
- SENIOR ZONES & GATHERING SPACES
- SUNSET DECK
- AMPHITHEATRE
- AV CINEMA
- BANQUETING WITH LARGE LAWN
- PRE-FUNCTION AREA
- PRIVATE DINING
- SPORTS BAR & SUNSET BAR
- KARAOKE LOUNGE & WINE CELLAR
- KIDS’ CLUB, ART HALL & GAMING ZONE
- CRECHE & NAP ROOM



CULINARY SCHOOL

TREHAN
IRIS



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

TREHAN
IRIS



ARTISTIC IMPRESSION

POTTERY STUDIO

TREHAN
IRIS



ARTISTIC IMPRESSION

ART & CRAFT STUDIOS

TREHAN
IRIS



88
by

1 Whispering Pines
PAR 4 200 YDS

CARRY (yd)
CARRY (m)
TOTAL LENGTH
BALL SPEED
SPIN AXIS
TOTAL SPIN

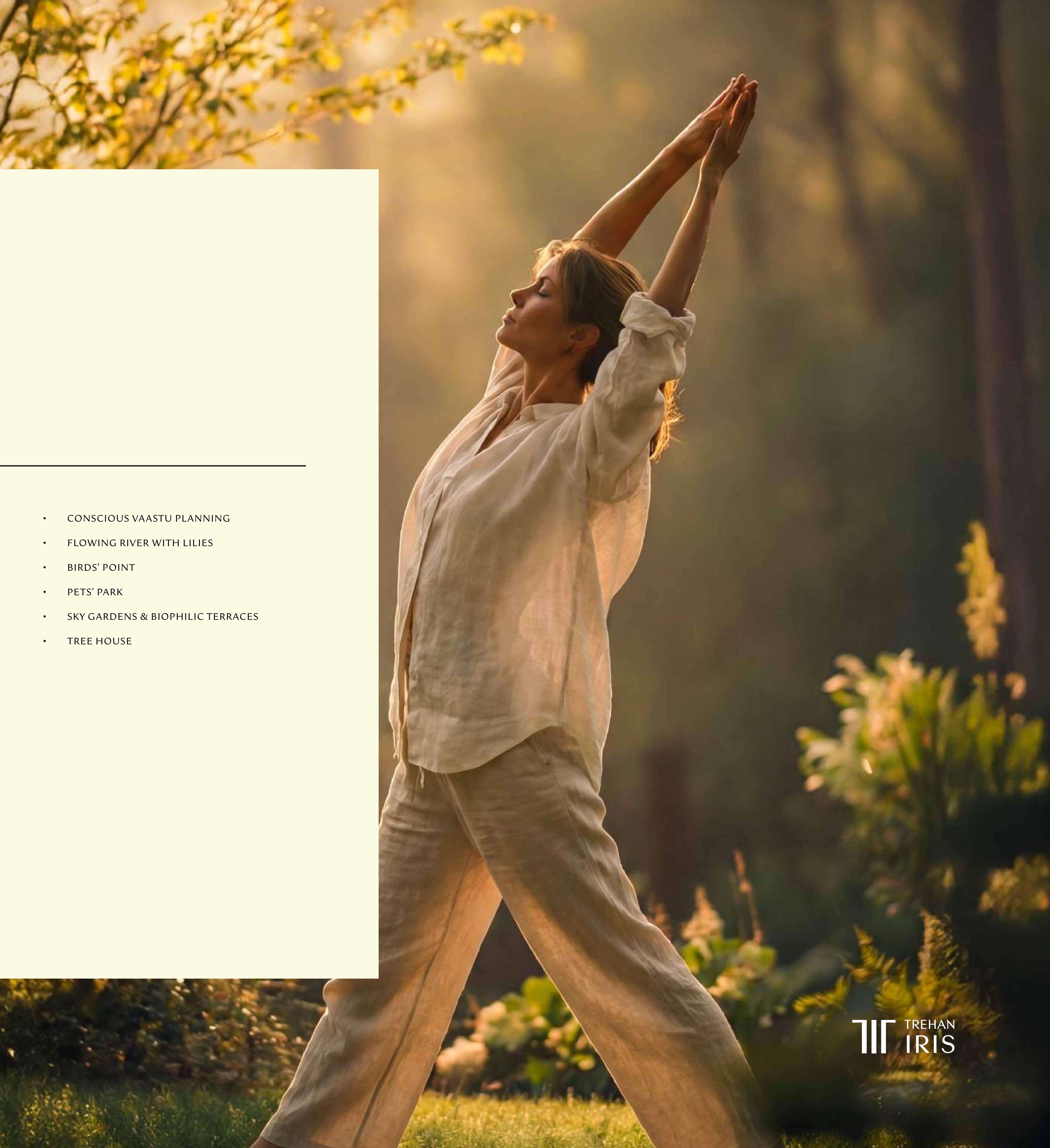
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0.0° UP 0.0° RIGHT

ARTISTIC IMPRESSION

GOLF SIMULATOR

TREHAN IRIS



AMENITIES OVERVIEW



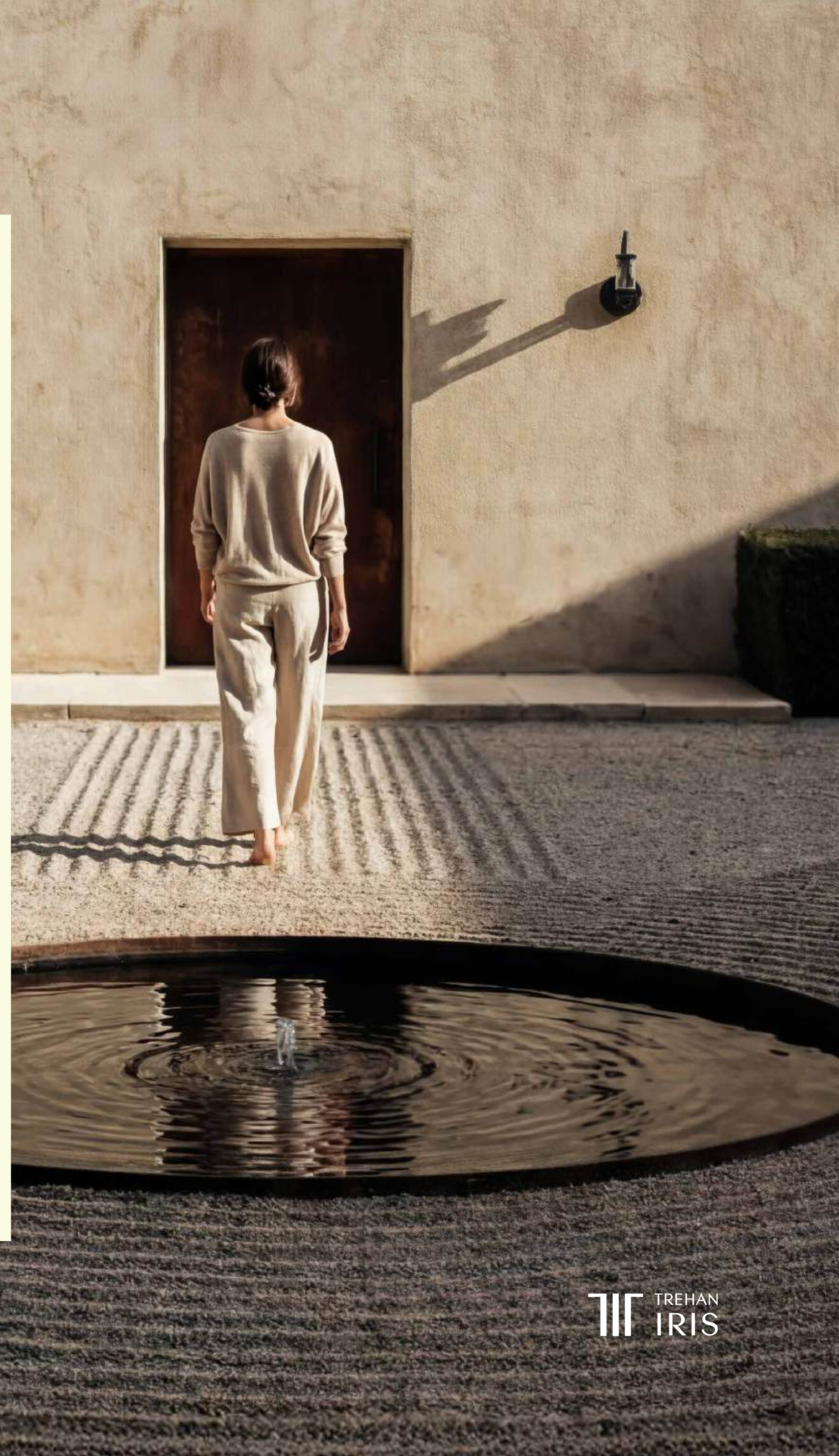
NATURE

- ORGANIC FRUITS & VEGETABLES 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
- TREE HOUSE

FEATURES OVERVIEW

~ NATURE

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





ARTISTIC IMPRESSION

SUNKEN WATERFALL

TREHAN
IRIS



ARTISTIC IMPRESSION

SUNKEN WATERFALL

TREHAN
IRIS



ARTISTIC IMPRESSION

JOGGING TRAILS & TRACKS

TREHAN
IRIS

AMENITIES OVERVIEW



SAFETY, SECURITY & INFRASTRUCTURE

- RELAXATION DECKS (9'4" FT WIDE)
- PRIVATE RELAXSATION DECK WITH BAR & BBQ COUNTER
- DEDICATED SCHOOL DROP-OFF LOBBY
- INDEPENDENT SERVICE CORE
- EV CHARGING BAY
- SECURED CARD ACCESS CONTROL
- INDEPENDENT SERVICE ENTRY
- CLIMATE-SECURE STORAGE VAULTS
- LOBBY-LEVEL VISITOR PARKING
- SCULPTURAL PETAL BALCONIES
- DIGITAL LOCK

REFERENCE IMAGE

ARTISTIC IMPRESSION

FEATURES OVERVIEW



SAFETY, SECURITY & INFRASTRUCTURE

- PEDISTRIAN ONLY GROUND PLANE
- PRIVATE LIFT LOBBY PER HOME
- DUAL PRIVATE HIGH-SPEED ELEVATORS
- VISUAL-INDEPENDENT HOME LAYOUT
- 3 SIDED OPEN APARTMENTS
- SMART HOME AUTOMATIONS
- HCFC-FREE CLIMATE SYSTEMS
- DOUBLE-GLAZED FAÇADE
- THERMAL CONCRETE SKIN
- RCC MIVAN CONSTRUCTION



ARTISTIC IMPRESSION

OUTDOOR SWIMMING POOL

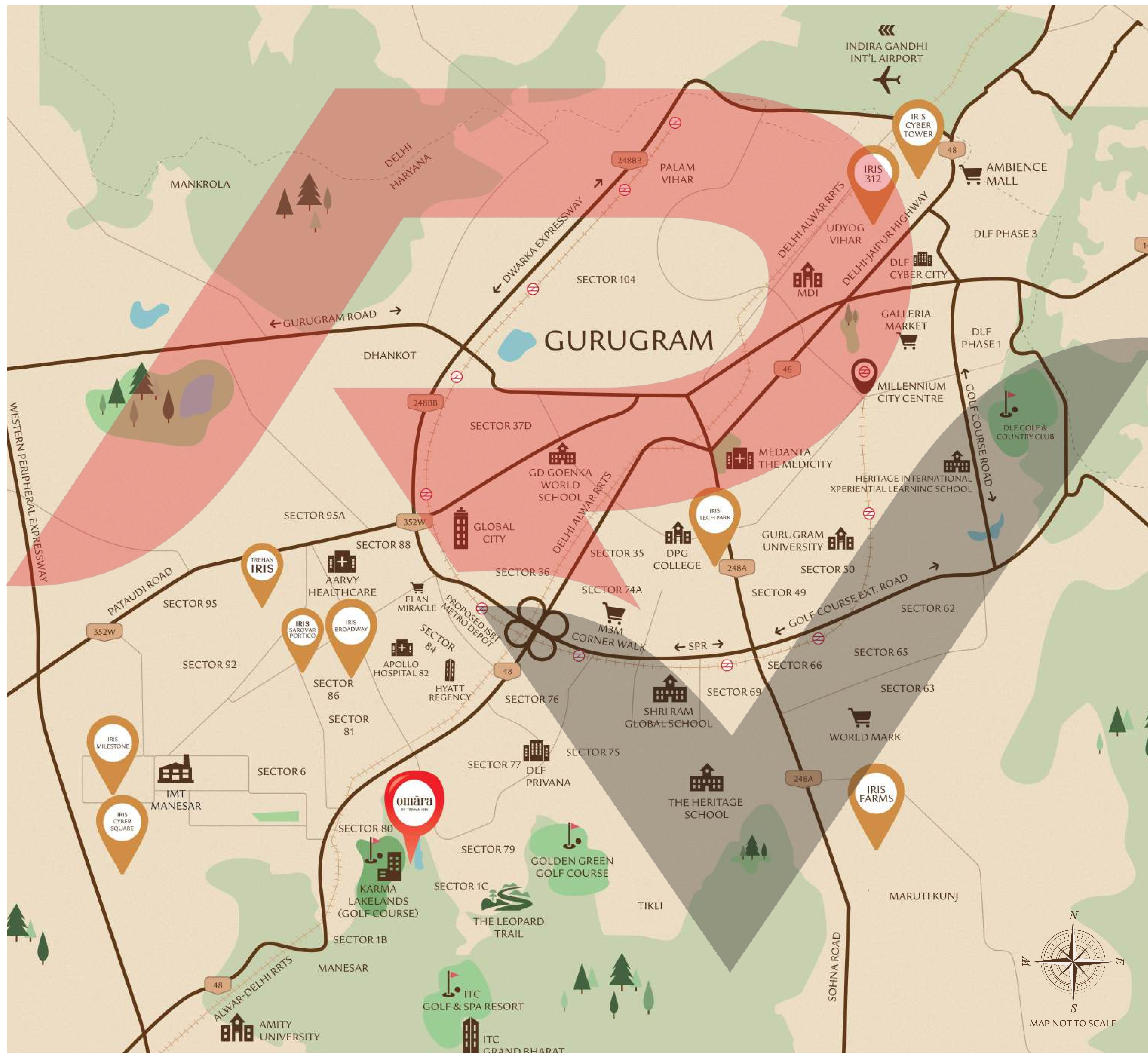
TREHAN
IRIS



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

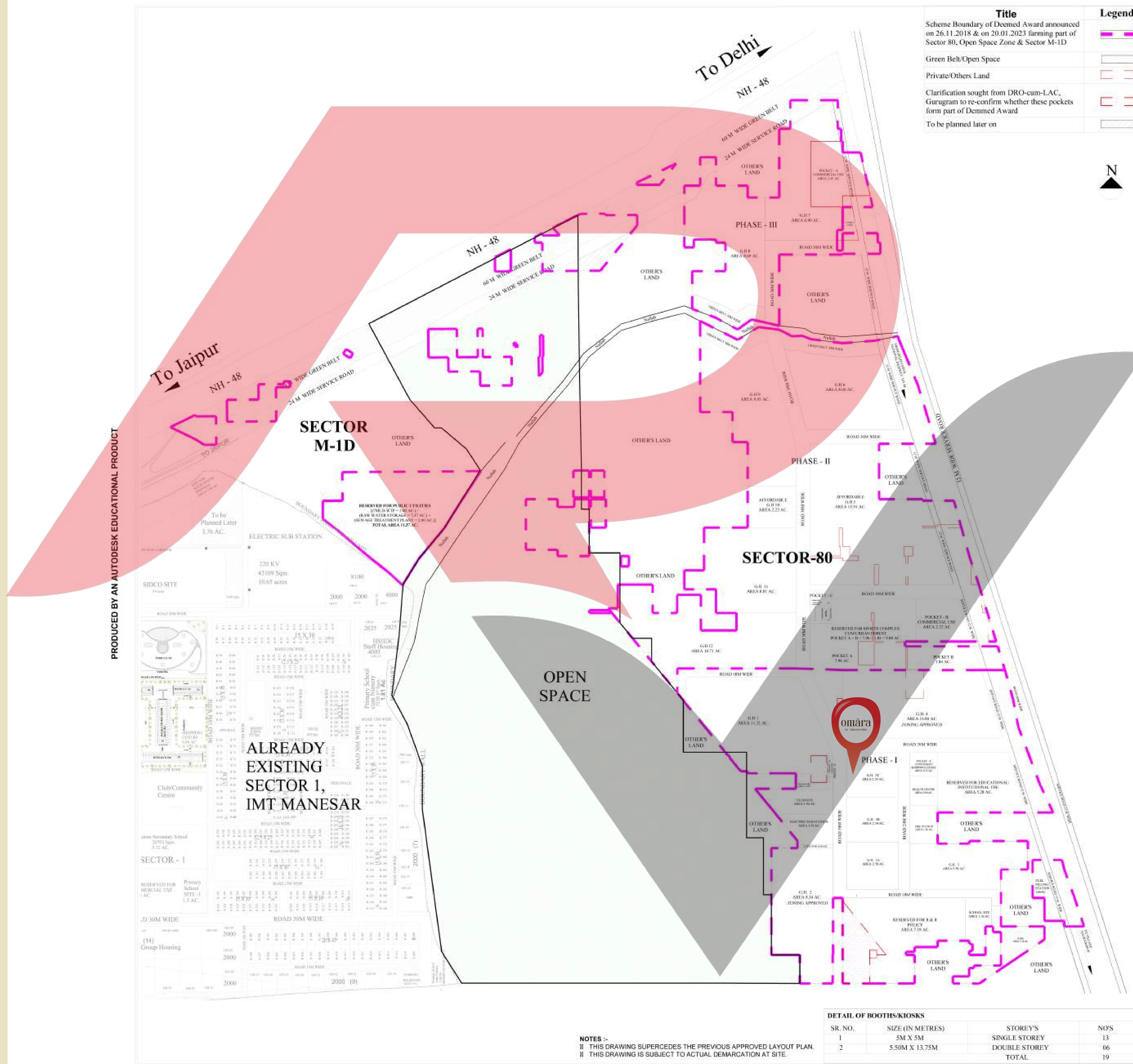
Hospitals:

- 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

TREHAN IRIS



Title	Legend
Scheme Boundary of Deemed Award announced on 26.11.2018 & on 20.01.2023 forming part of Sector 80, Open Space Zone & Sector M-1D	
Green Belt/Open Space	
Private/Others Land	
Clarification sought from DRO-cum-LAC, Gurugram to re-confirm whether these pockets form part of Deemed Award	
To be planned later on	

HSIIDC

REVISED PART LAYOUT PLAN OF SECTOR 80,
M-1D (RESIDENTIAL) & OPEN SPACE ZONE,
MANESAR

AS PER NILP 2022 FOR RESIDENTIAL & COMMERCIAL USES FOR SECTOR-80,

REQUIRED		IN Acres
TOTAL AREA		200.47
AREA UNDER GROUP HOUSING SITES WITHOUT NILP BENEFITS DUE TO ALREADY SOLD/AUCTIONED SITES AS PER DRG NO. HSIIDC/IPD/1483, DATED:- 27.12.2022.		19.14
A	BALANCED AREA UNDER NILP (A)	181.33
B	AFFORDABLE HOUSING (B) - (10%)	18.13
C	COMMUNITY FACILITIES (C) - (10%)	18.13
D	COMMERCIAL (D) - (4%)	7.25
E	REMAINING (A-(B+C))	155.95
TOTAL PERMISSIBLE FAR		
FAR @1.25 % (181.33X1.25)		226.66

AREA STATEMENT AS PER PROPOSED LAYOUT PLAN

1	AFFORDABLE HOUSING	18.13
2	COMMUNITY FACILITIES	
CLUB (INSTITUTIONAL)		1.94
FIRE STATION		1.16
POLICE POST		0.41
HEALTH CENTRE (INSTITUTIONAL)		0.90
ELECTRIC SUB-STATION		1.50
SPORTS COMPLEX & PARKS		11.98
SCHOOL SITES (INSTITUTIONAL)		1.36
TOTAL		19.25
3	COMMERCIAL	
POCKET-A		2.45
POCKET-B		2.32
POCKET-C		0.59
POCKET-D		0.17
POCKET-E		0.72
FUEL FILLING STATION		1.00
TOTAL		7.25
4	AREA UNDER GROUP HOUSING SITES WITH NILP BENEFITS	77.70
5	AREA UNDER INSTITUTIONAL SITE	5.28
6	AREA UNDER TO BE PLANNED LATER ON	2.13
7	AREA UNDER R&R POLICY	7.18
8	AREA UNDER ROAD, GREEN BELT & OPEN SPACE	44.41

AREA STATEMENT OF OPEN SPACE

TOTAL AREA	09.38
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AREA STATEMENT OF SECTOR M-1D

TOTAL AREA	13.94
AREA UNDER PUBLIC UTILITIES	11.37
AREA UNDER GREEN BELT AND SERVICE ROAD	02.57

DETAILS OF GROUP HOUSING WITH NILP BENEFITS				AVAILABLE FAR	
S. NO.	GH.NO	DENSITY	AREA (IN ACRES)	FAR %AGE	FAR AREA (IN ACRES)
1	G.H. 1	500PPA	11.32	300	33.96
2	G.H. 3	300 PPA	5.56	175	9.73
3	G.H. 3A	300 PPA	2.70	175	4.73
4	G.H. 3B	300 PPA	2.54	175	4.45
5	G.H. 3C	300 PPA	2.54	175	4.45
6	G.H. 6	300 PPA	8.00	175	14.00
7	G.H. 7	300 PPA	6.90	175	12.08
8	G.H. 8	400 PPA	8.69	250	21.73
9	G.H. 9	400 PPA	9.93	250	24.83
10	G.H. 11	400 PPA	8.81	250	22.03
11	G.H. 12	500 PPA	10.71	300	32.13
TOTAL			77.70		184.09
DETAILS OF AFFORDABLE GROUP HOUSING				AVAILABLE FAR	
S. NO.	GH.NO	DENSITY	AREA (IN ACRES)	FAR %AGE (AS PER NILP)	
1	G.H. 5	900 PPA	15.91	225	
2	G.H. 10	900 PPA	2.22	225	
TOTAL			18.13		
DETAILS OF GROUP HOUSING WITHOUT NILP BENEFITS DUE TO ALREADY SOLD/AUCTIONED SITES AS PER DRG NO. HSIIDC/IPD/1483, DATED:- 27.12.2022.					
S. NO.	GH.NO	DENSITY	AREA (IN ACRES)	FAR %AGE	
1	G.H. 2	300 PPA	8.34	175	
2	G.H. 4	300 PPA	10.8	175	
TOTAL			19.14		

DRG NO.-: HSIIDC/IPD/1540, DATED:- 05.12.2023.

DRAWN BY:- MANOJ KUMAR(-SD-) P.O.-: SURINDER MOHAN PRASHAR(-SD-)

A.T.P.-: PARIDHI KATYAL(-SD-) D.T.P.-: RAVISH JANI(-SD-)

S.T.P.-: USHA KIRAN(-SD-) C.T.P.-: DINESH SINGH CHAUHAN(-SD-)

DIRECTOR CONTROLLED AREA CUM M.D. HSIIDC:- YASH GARG(-SD-)

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

- 520 DISPOSAL WORKS

- 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

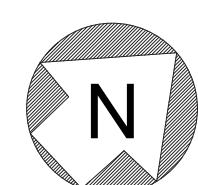
- 710 SPORTS GROUNDS, STADIUMS, PLAY GROUNDS
-
- 720 PARKS

- 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

CHECKED BY
PLANNING ASSTT.

(DILBAGH AHLAWAT)

(HOSHIAR SINGH)

ASSTT. TOWN PLANNER

(RAJENDER, T. SHARMA)

DISTT. TOWN PLANNER
GURGAON

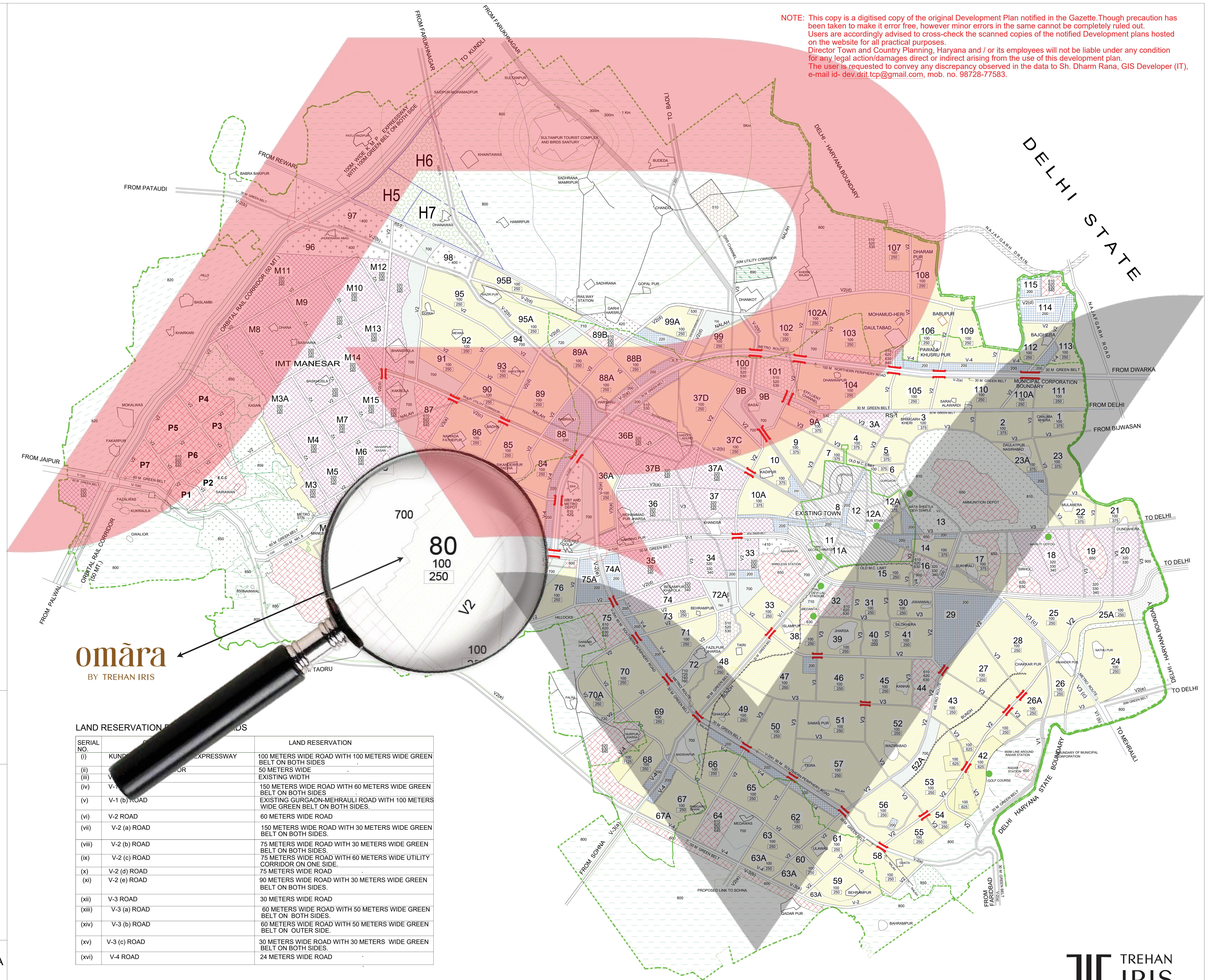
(VIJENDER SINGH)

(R.K. SINGH)
SENIOR TOWN PLANNER
GURGAON

(ARVIND MEHTANI)
CHIEF CO-ORDINATOR
PLANNER(NCR) HARYANA

(T.C.GUPTA, IAS)
DIRECTOR
TOWN & COUNTRY PLG.
HARYANA

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA



NOTE: This copy is a digital 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.drtlcp@gmail.com, mob. no. 98728-77583.

TREHAN
IRIS

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

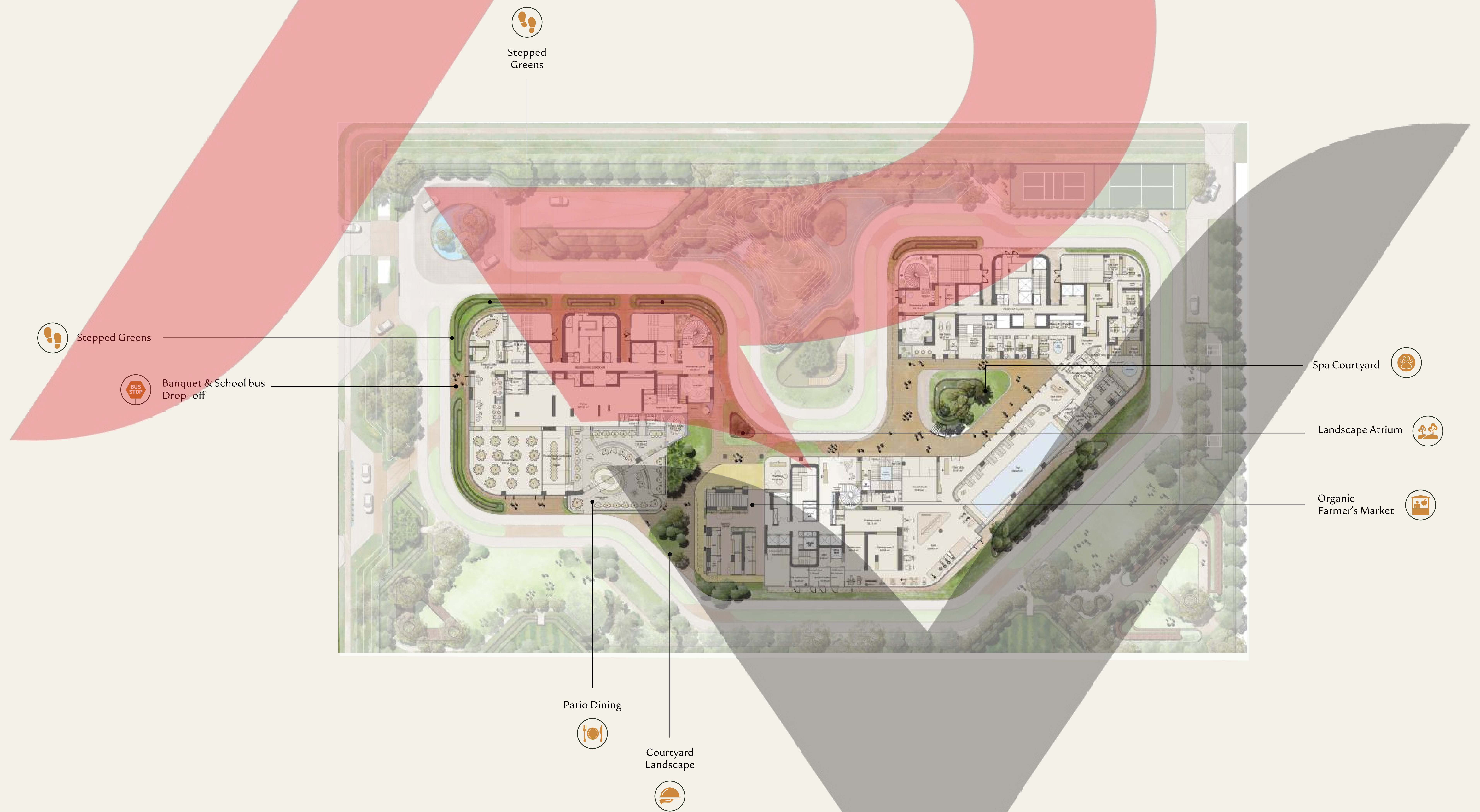
AMENITY

- 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 GROUND FLOOR PLAN



CLUB PODIUM PLAN



BASEMENT PLAN

Landscape Atrium



Ramp From
Entrycourtyard



Tranquil
Drop



Parking
Bays



Stepped Gleew



Drive Court



Drop - Zone



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

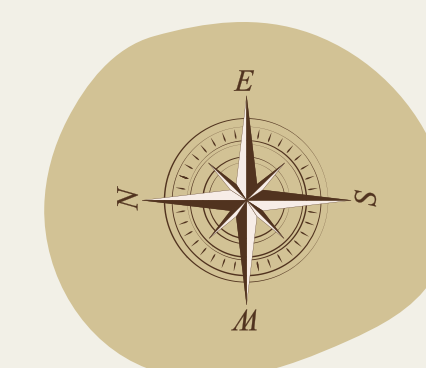
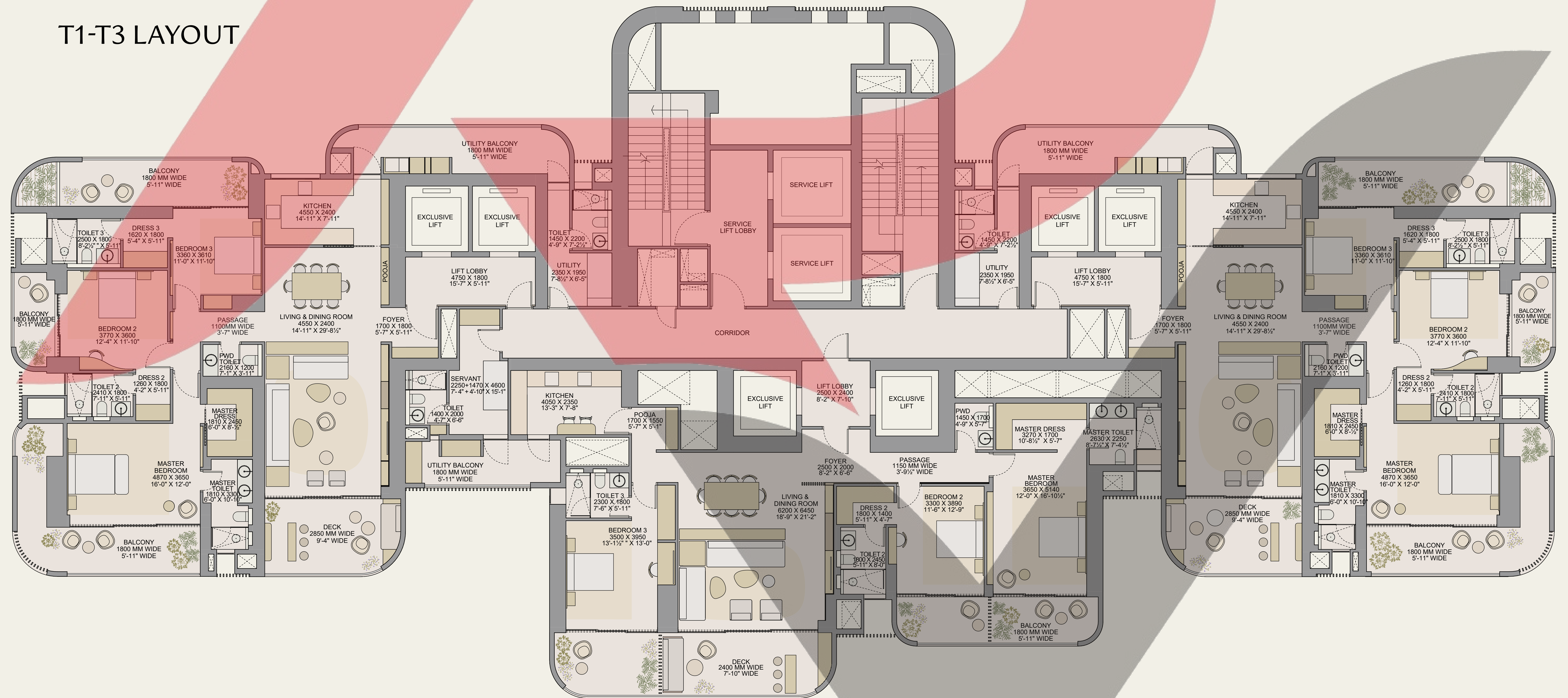
3.5 BHK T1

4.5 BHK

TOWER B

TOWER A 3.5 BEDROOM RESIDENCES

T1-T3 LAYOUT



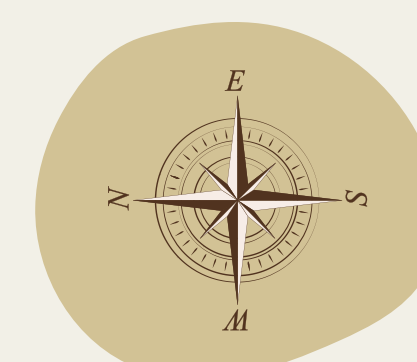
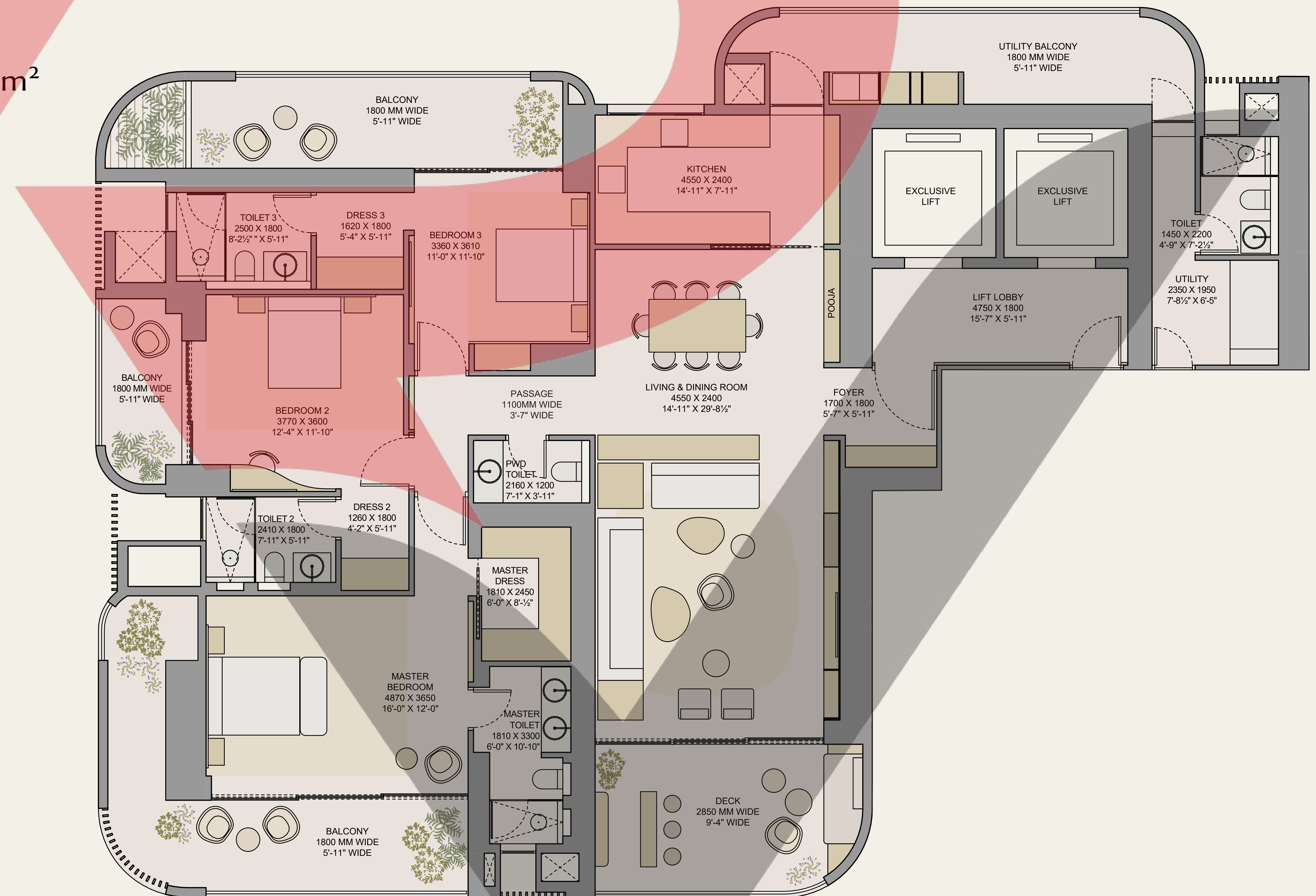
3.5 BEDROOM RESIDENCES

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



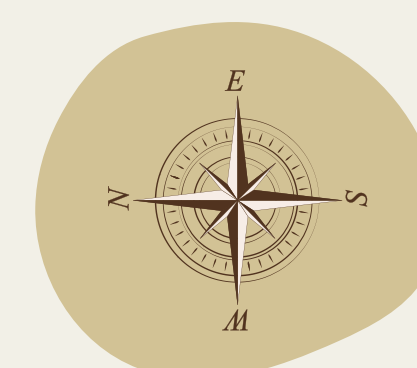
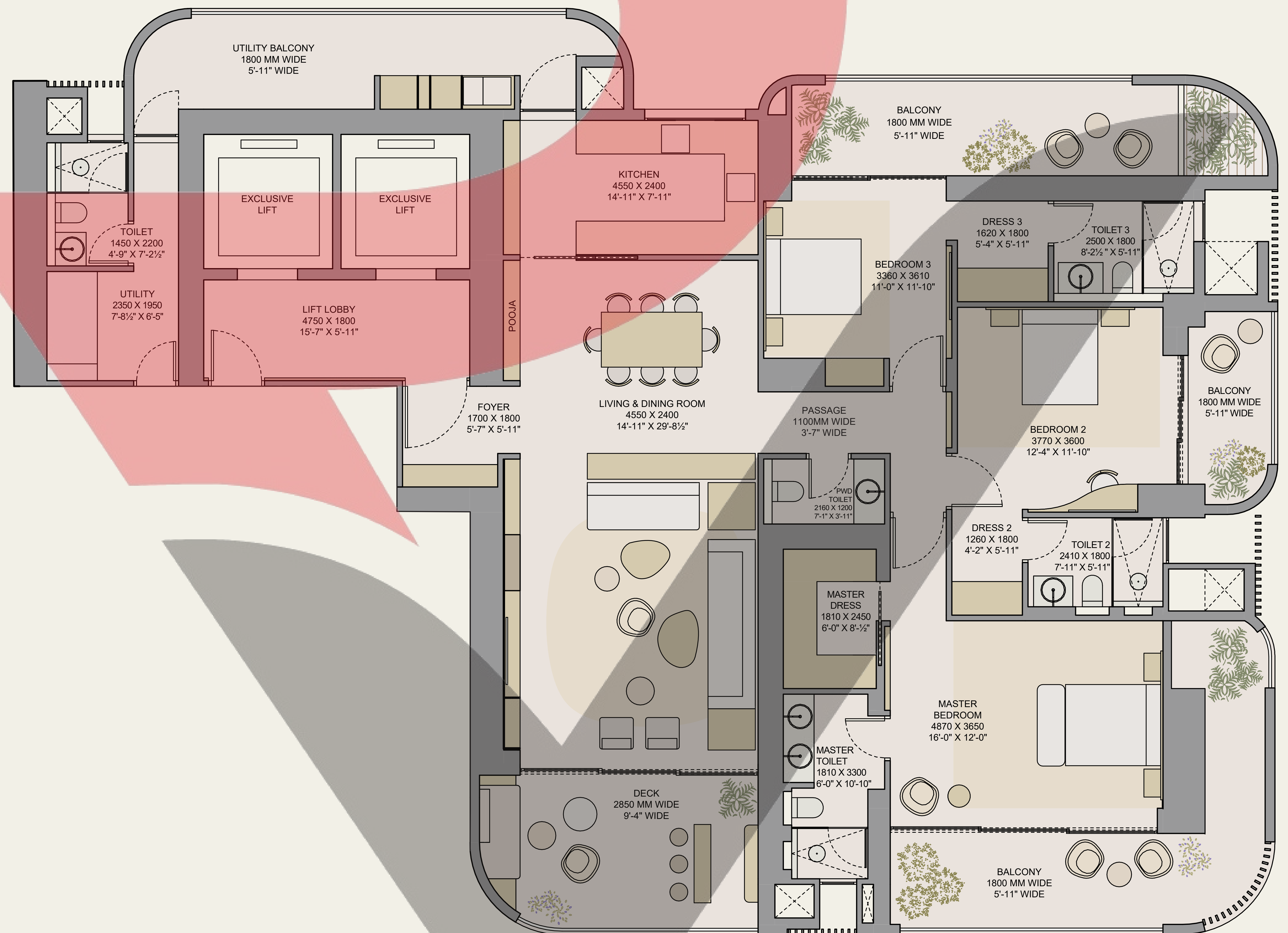
3.5 BEDROOM RESIDENCES

TOWER A 3.5-T1 LAYOUT

TOTAL AREA: 3250 ft² | 301.93 m²

RERA CARPET AREA: 1755.05 FT² | 163.05 M²

EXCLUSIVE AREA: 2707.04 FT² | 251.49 M²



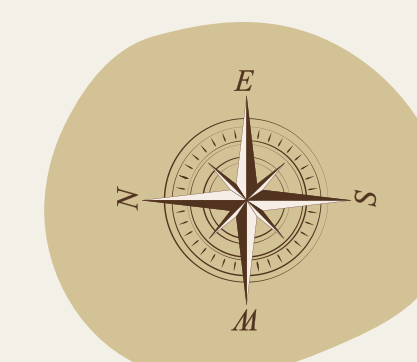
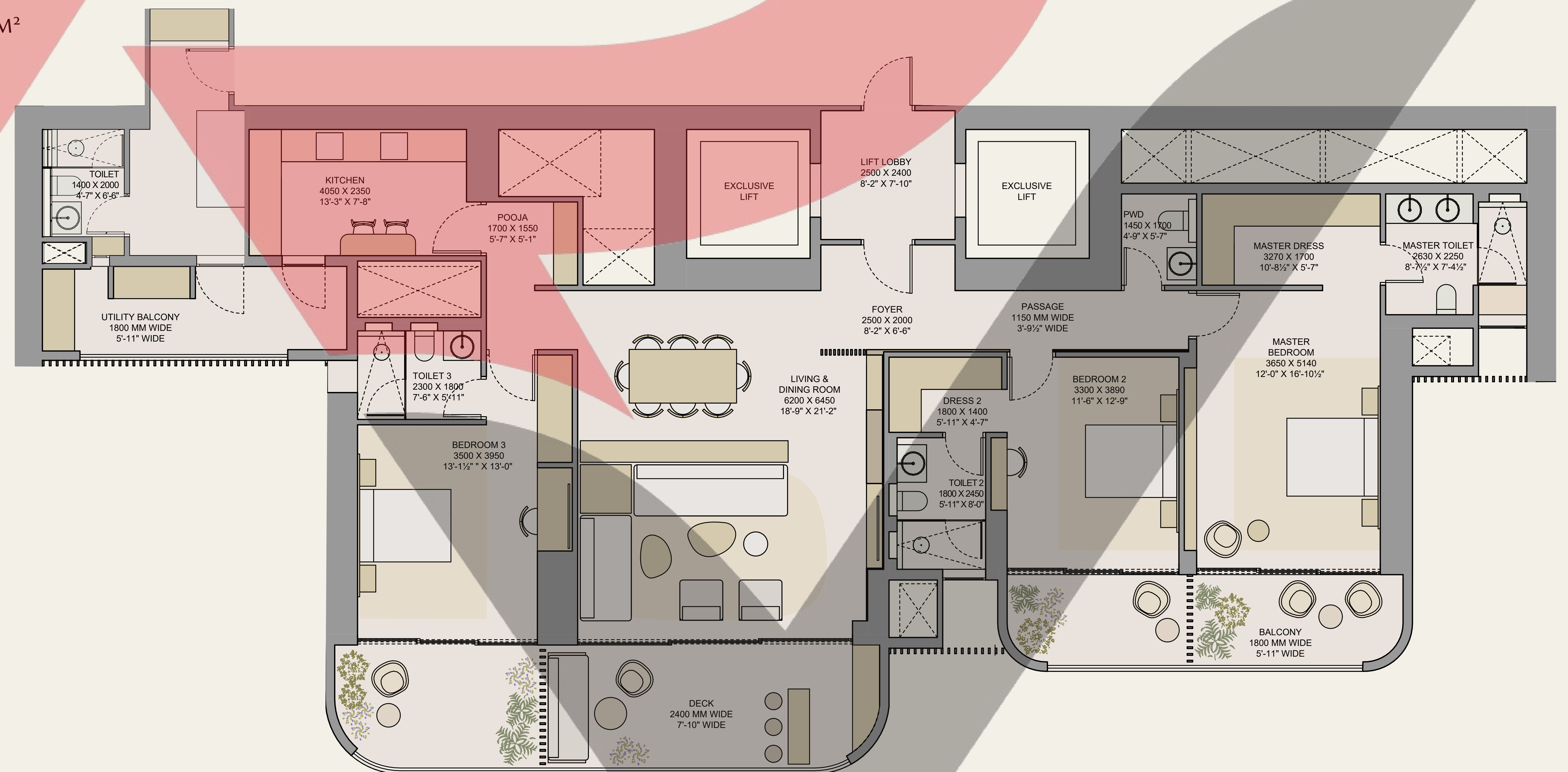
3.5 BEDROOM RESIDENCES

TOWER A 3.5-T3 LAYOUT

TOTAL AREA: 3090 ft² | 287.07 m²

RERA CARPET AREA: 1762.41 FT² | 163.73 M²

EXCLUSIVE AREA: 2538.62 FT² | 251.49 M²



The floor plan illustrates a symmetrical three-story residential building layout. Each unit is a mirror image of the others, centered around a common corridor and service lift lobby. The units are designed with a mix of standard and master bedrooms, multiple bathrooms, and dedicated living and dining spaces. Outdoor areas like balconies and decks are provided for each unit. The plan includes detailed room dimensions in both metric (mm) and imperial (feet and inches) units, as well as furniture placement and architectural details like doors, windows, and stairs.

Unit Details (Left Unit):

- Balcony: 1800 MM WIDE 5'-11" WIDE
- Bedroom 2: 3650 X 3900 12'-0" X 12'-9 1/2"
- Bedroom 3: 3660 X 4220 12'-0" X 13'-10"
- Bedroom 4: 3710 X 3620 12'-2" X 11'-10 1/2"
- Master Bedroom: 3650 X 5000 12'-0" X 16'-5"
- Master Bedroom: 3420 X 1950 11'-3" X 6'-5"
- Master Dress: 2570 X 1950 8'-5" X 6'-5"
- Master Foyer: 1900 X 1270 6'-3" X 4'-2"
- Master Toilet: 3420 X 1950 11'-3" X 6'-5"
- Master Toilet: 1300 X 2300 4'-3" X 7'-6"
- Living & Dining Room: 9480 X 4580 31'-0" X 15'-0"
- Foyer: 1500 X 1750 4'-11" X 5'-8"
- Utility: 1825 X 2800 6'-0" X 9'-2"
- Pooja: 1650 X 1950 5'-5" X 6'-5"
- Kitchen: 3710 X 2410 12'-2" X 7'-11"
- Toilet 2: 1800 X 2400 5'-11" X 7'-10 1/2"
- Toilet 3: 1800 X 2400 5'-11" X 7'-10 1/2"
- Dress 2: 1800 X 1150 5'-11" X 3'-9"
- Dress 3: 1800 X 1400 5'-11" X 4'-7"
- Dress 4: 1215 X 1800 4'-0" X 5'-11"
- Family Room: 3400 X 3500 11'-2" X 11'-4"
- Passage: 1000 WIDE 5'-3" WIDE
- Deck: 2850 MM WIDE 9'-4" WIDE

Common Areas:

- Service Lift Lobby
- Corridor
- Exclusive Lift
- Service Lift



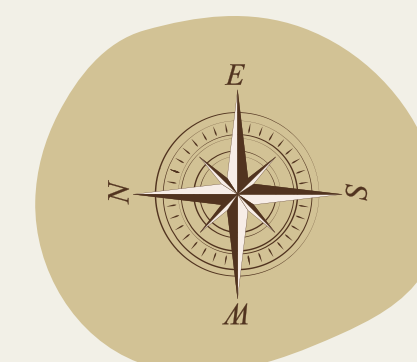
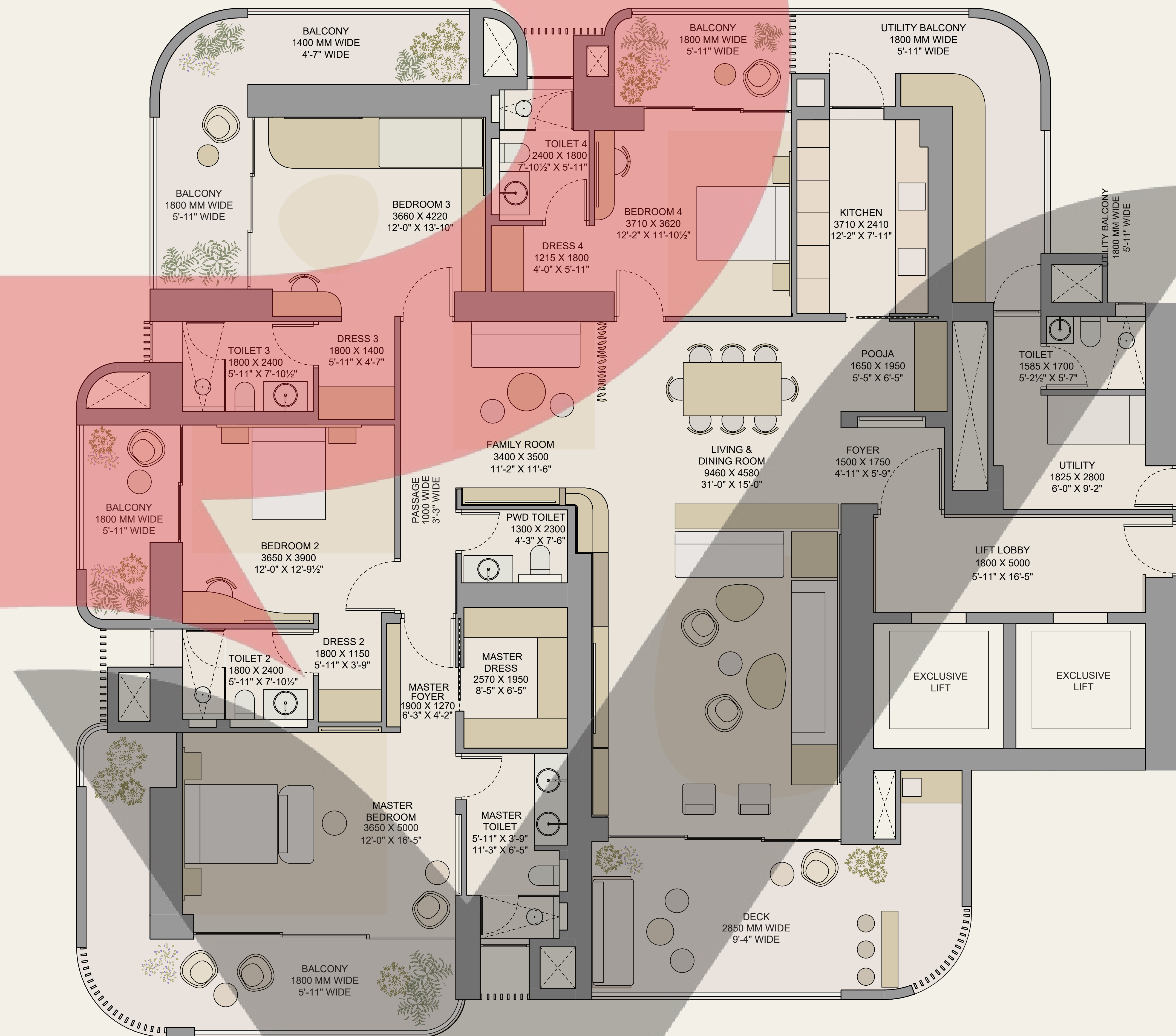
4.5 BEDROOM RESIDENCES

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



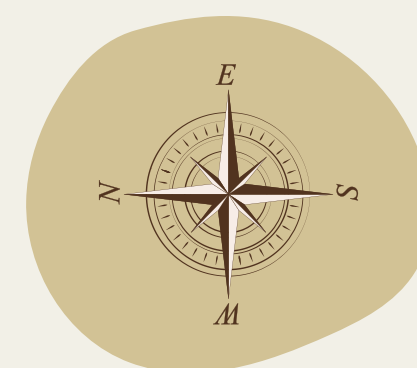
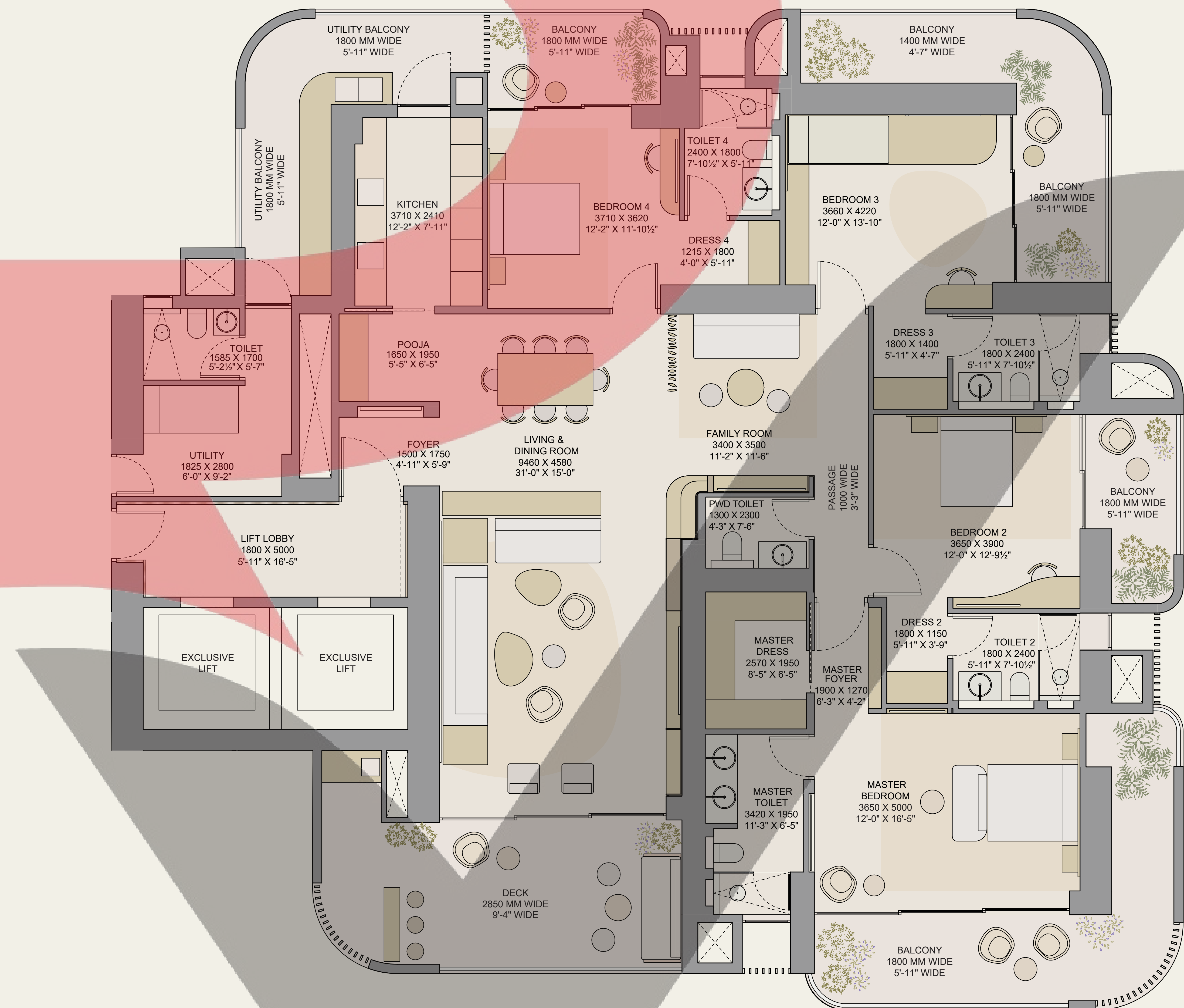
4.5 BEDROOM RESIDENCES

4.5 LAYOUT

TOTAL AREA: 4100 FT² | 380.90 M²

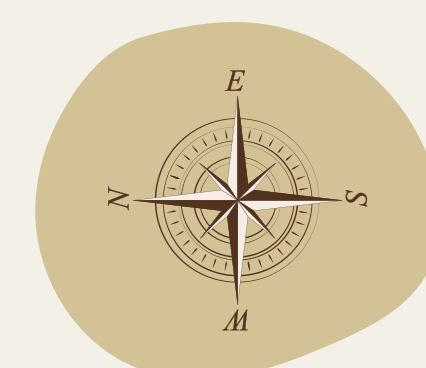
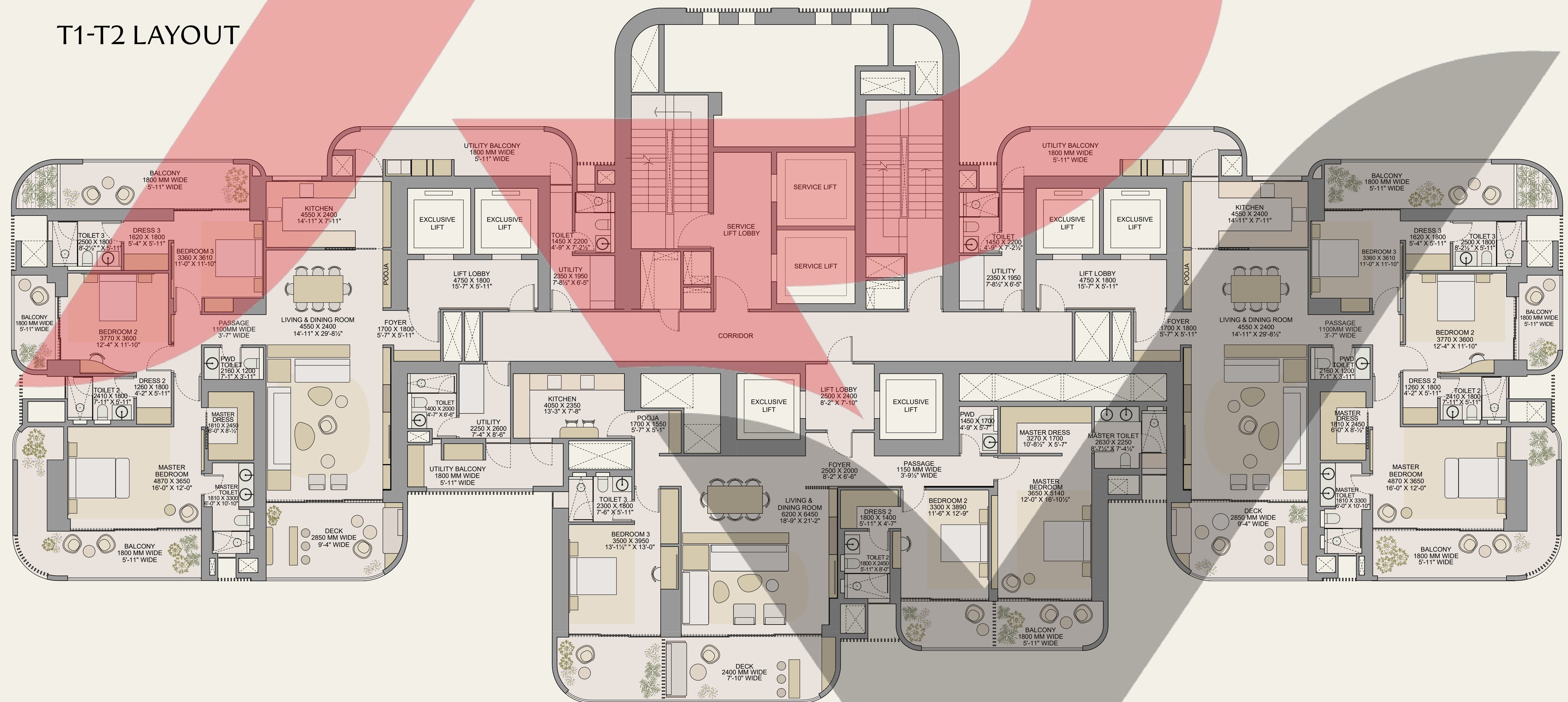
RERA CARPET AREA: 2208.76 FT² | 205.20 M²

EXCLUSIVE AREA: 3326.29 FT² | 309.02 M²



TOWER C 3.5 BEDROOM RESIDENCES

T1-T2 LAYOUT



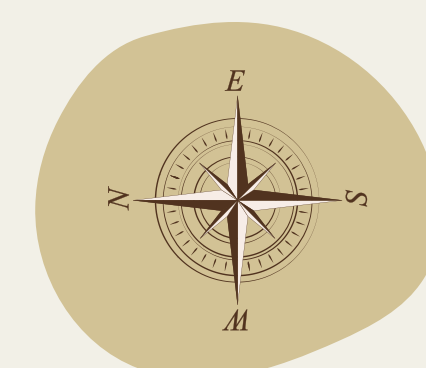
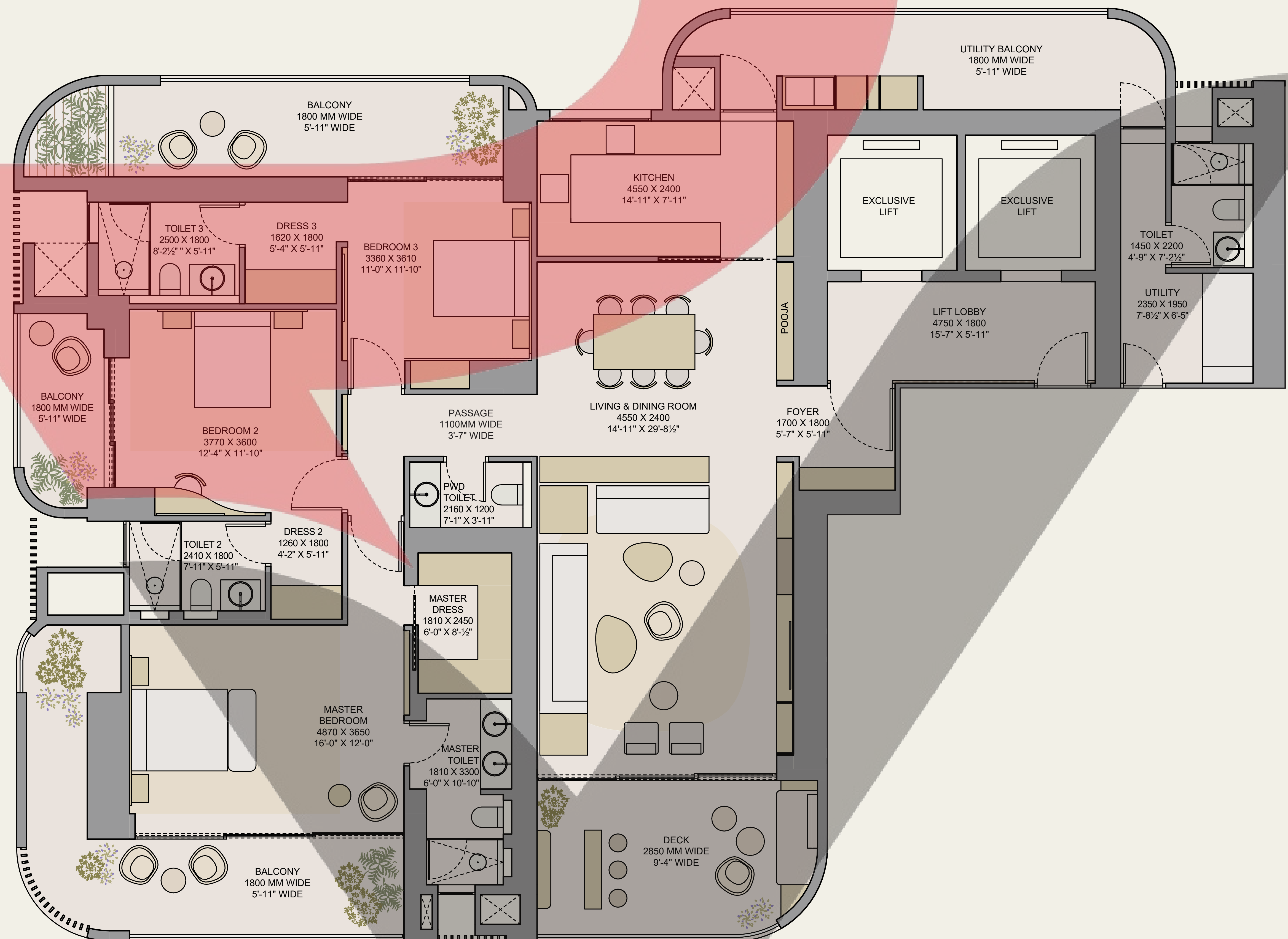
3.5 BEDROOM RESIDENCES

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



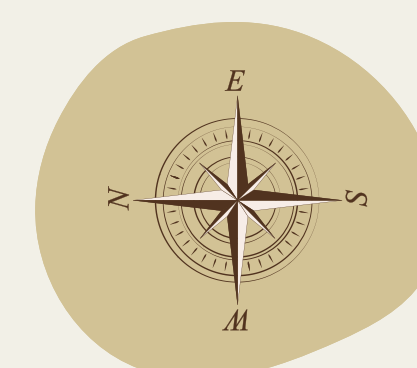
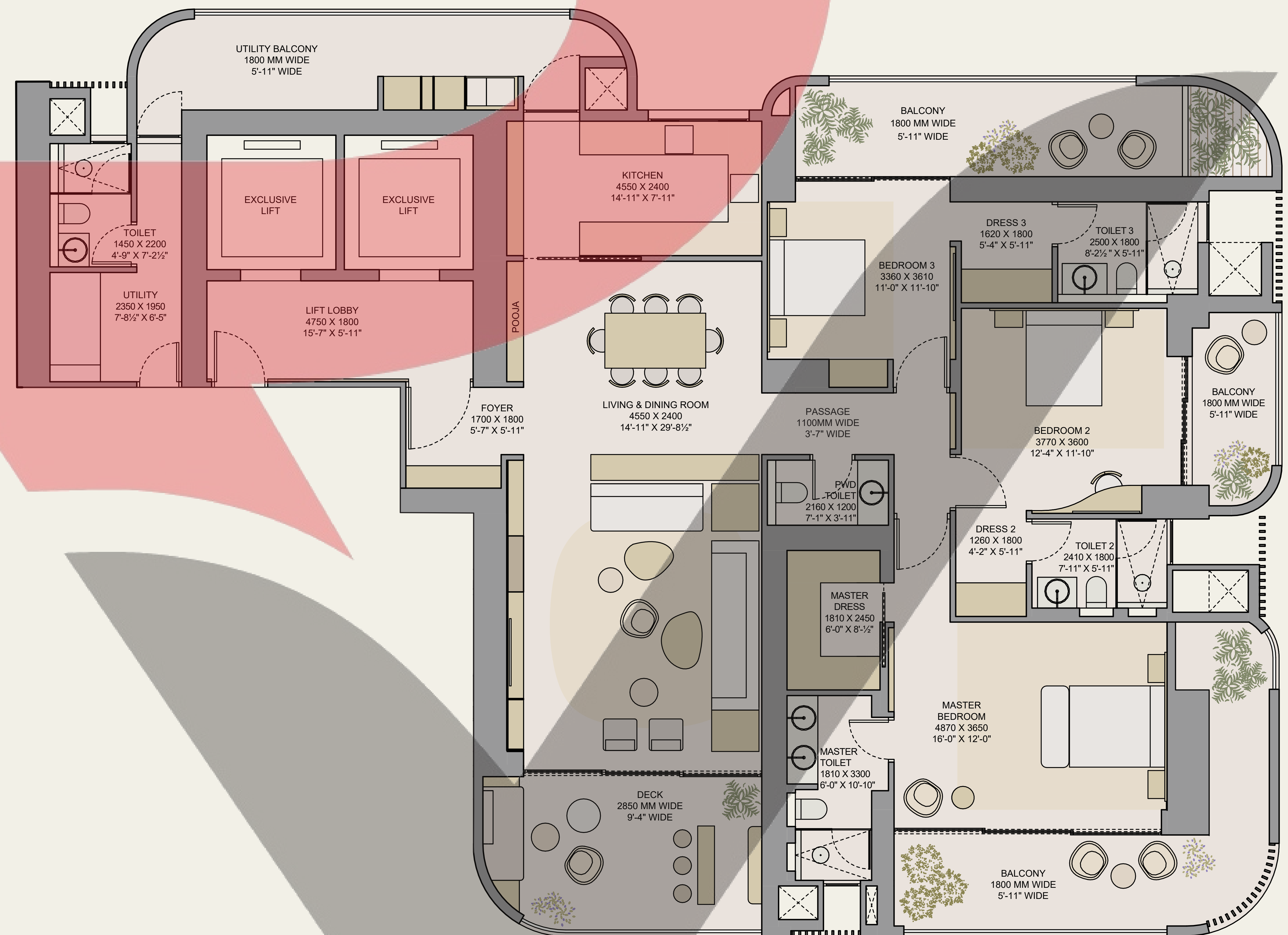
3.5 BEDROOM RESIDENCES

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



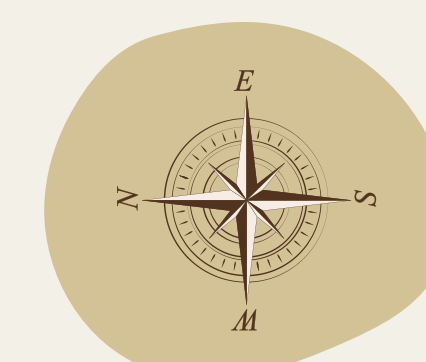
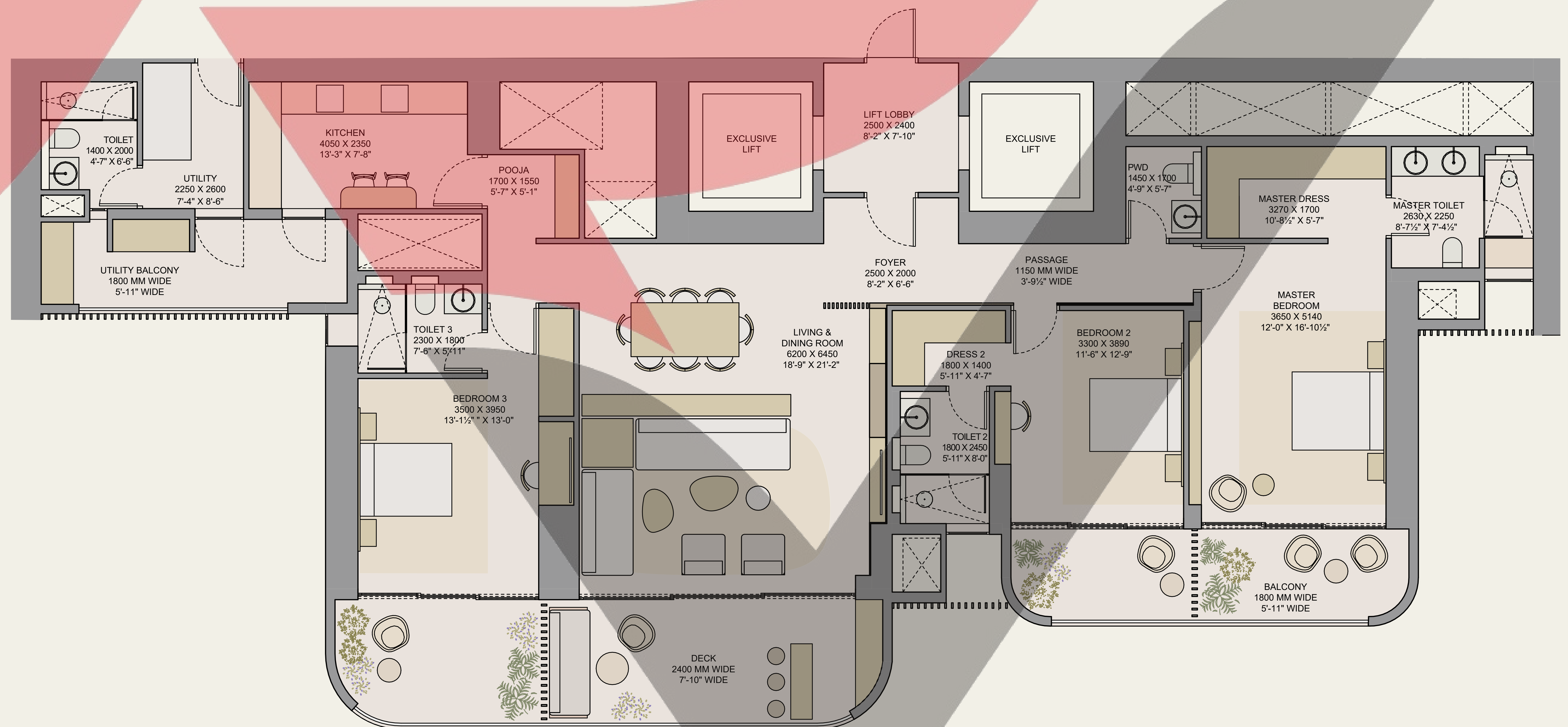
3.5 BEDROOM RESIDENCES

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		
	- FLOORING & SKIRTING - WALLS - CEILING - INDOOR A.C UNIT	IMPORTED MARBLE ACRYLIC EMULSION PAINT ACRYLIC EMULSION PAINT VRV/RF A.C DUCTABLE UNIT	AS/ SELECTION ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT DAIKIN/ HITACHI/ LG OR EQUIVALENT
02.	POWDER ROOM		
	- FLOORING & SKIRTING - WALLS - CEILING - COUNTER - FIXTURES	ANTI SKID VITRIFIED TILES VITRIFIED TILES ACRYLIC EMULSION PAINT ON CEILING IMPORTED MARBLE /ENGINEERED STONE BRANDED	KAJARIA/SOMANY/VARMORA OR EQUIVALENT KAJARIA/SOMANY/VARMORA OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT AS/ SELECTION GROHE/ KOHLER/ TOTO OR EQUIVALENT
03.	MASTER BED ROOM		
	- FLOORING & SKIRTING - WALLS - CEILING - INDOOR A.C UNIT	LAMINATED WOODEN FLOORING (AC4) ACRYLIC EMULSION PAINT ACRYLIC EMULSION PAINT VRV/RF A.C DUCTABLE UNIT	ACTION TESA/ GREENLAM/ PERGO/ CENTURY PLY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT DAIKIN/ HITACHI/ LG OR EQUIVALENT
04.	OTHER BED ROOM		
	- FLOORING & SKIRTING - WALLS - CEILING - INDOOR A.C UNIT	LAMINATED WOODEN FLOORING (AC4) ACRYLIC EMULSION PAINT ACRYLIC EMULSION PAINT VRV/VRF A.C UNIT	ACTION TESA/ GREENLAM/ PERGO/ CENTURY PLY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT DAIKIN/ HITACHI/ LG OR EQUIVALENT

MATERIAL SPECIFICATION

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

MATERIAL SPECIFICATION

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

MATERIAL SPECIFICATION

S. NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
12.	BALCONIES		
	FLOORING	VITRIFIED TILES	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
	WALLS	EXTERNAL TEXTURE WEATHERPROOF WALL PAINT	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	EXTERNAL TEXTURE WEATHERPROOF WALL PAINT	ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	RAILING LIVING/DINING & BEDROOMS	MS WITH WOODEN TOP	AS/SELECTION
	UTILITY PARAPET	RCC / BLOCKWORK & MS WITH LOUVERS	AS/SELECTION
	DECK ACCESSORIES	BAR COUNTER WITH WET POINT AND WASH BASIN IN LIVING AREA DECK	AS/SELECTION
	EXTERNAL DOOR WINDOW	ALUMINIUM FRAMES WITH SINGLE/ DOUBLE GLAZED GLASS	SCHUCO OR EQUIVALENT
13.	APARTMENT DOORS		
	MAIN DOOR	8 FEET HARDWOOD DOOR FRAME WITH FLUSH DOOR IN VENEER/LAMINATE	
	OTHER DOORS	8 FEET HARDWOOD DOOR FRAME WITH FLUSH DOOR IN VENEER/LAMINATE	
14.	AUTOMATION		
		PROVISION FOR LIGHTING, CURTAINS AUTOMATION IN LIVING/DINING/FAMILY LOUNGE AND MASTER BED ROOM, AUTOMATION IN GEYSERS AND AC INDOOR UNITS FOR ALL AREAS.	SCHNEIDER, CRABTREE, LK OR EQUIVALENT
16.	LIFT		
		SERVICE LIFT	OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT
		PRIVATE LIFT FOR EACH TOWER / WING	OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT

MATERIAL SPECIFICATION

S. NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION	
15.	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/O GENERAL/ LG OR EQUIVALENT
17.	SECURITY	• BREAKOUT TERRACE	ANTI SKID VITRIFIED TILES	KAJARIA/SOMANY/VARMORA OR EQUIVALENT
			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

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.

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MUSICSTYLING

PAYMENT PLAN

CONSTRUCTION LINKED PAYMENT PLAN

WITH APPLICATION FORM	₹30 LAKH FOR 3.5 BHK ₹40 LAKH FOR 4.5 BHK - AS APPLICABLE
WITHIN 30 DAYS FROM DATE OF APPLICATION	10% OF SALE CONSIDERATION LESS AMOUNT PAID AT THE TIME OF APPLICATION TO EXECUTE THE BBA
WITHIN 120 DAYS FROM DATE OF APPLICATION	20% OF TOTAL SALE CONSIDERATION
ON COMPLETION OF TOWER BASEMENT	10% OF TOTAL SALE CONSIDERATION
ON CASTING OF 7TH FLOOR SLAB OF THE TOWER	10% OF TOTAL SALE CONSIDERATION
ON CASTING OF 20TH FLOOR SLAB OF THE TOWER	10% OF TOTAL SALE CONSIDERATION
ON CASTING OF 30TH FLOOR SLAB OF THE TOWER	10% OF TOTAL SALE CONSIDERATION
ON COMPLETION OF TERRACE FLOOR OF THE TOWER	10% OF TOTAL SALE CONSIDERATION
COMPLETION OF LIFT LOBBIES OF THE TOWER	5% OF TOTAL SALE CONSIDERATION
ON APPLICATION OF OC	10% OF TOTAL SALE CONSIDERATION
OFFER OF POSSESSION	5% OF TOTAL SALE CONSIDERATION + POSSESSION-RELATED CHARGES

BANK DETAILS OF PROJECT

ACCOUNT NUMBER	777705030694 (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
IFSC	ICIC0004184



TREHAN PROMOTERS & BUILDERS PRIVATE LIMITED

CIN No. U74899DL1994PTC059392

Branch Office: Shop No. 0004, SvH 83 Metro Street, Sector 83, Gurugram -122003, HR, In
Regd. Office: Ground, 1264, Sector 21, Gurgaon -122016 , HR, IN

 www.reealtyventuresindia.com Mob.: +91 999066797  info@reealtyventure.com

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.