RC/REP/HARERA/GGM/829/561/2024/56 Date: 03.06.2024

GANGA
REALTY
Life is pure.™

ANANTAM 85

For Energised Living

SECTOR 85, GURUGRAM

www.realtyventuresindia.com

FOR INTERNAL USE ONLY

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85

A home above the clouds

Wake up amidst swirls of clouds. Look out and enjoy a lifestyle reserved just for a discerning few.

SECTOR 85, GURUGRAM

TECHNICAL
PRESENTATION
FUSION 85

FOR INTERNAL USE ONLY

I N S P I R A T I O N

The **three-leafed pampas,** with its feathery plumes, denotes abundant life and energy.

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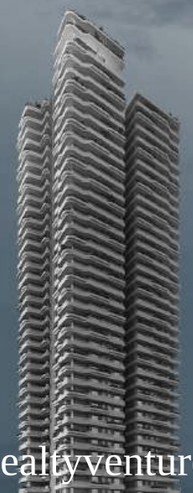
85

V I S I O N

Building the tallest residential tower in Gurugram.

A landmark that will transform the Millennium City
into the centre of attraction for the world.



SECTOR 85, GURUGRAM

TECHNICAL
PRESENTATION
FUSION 85

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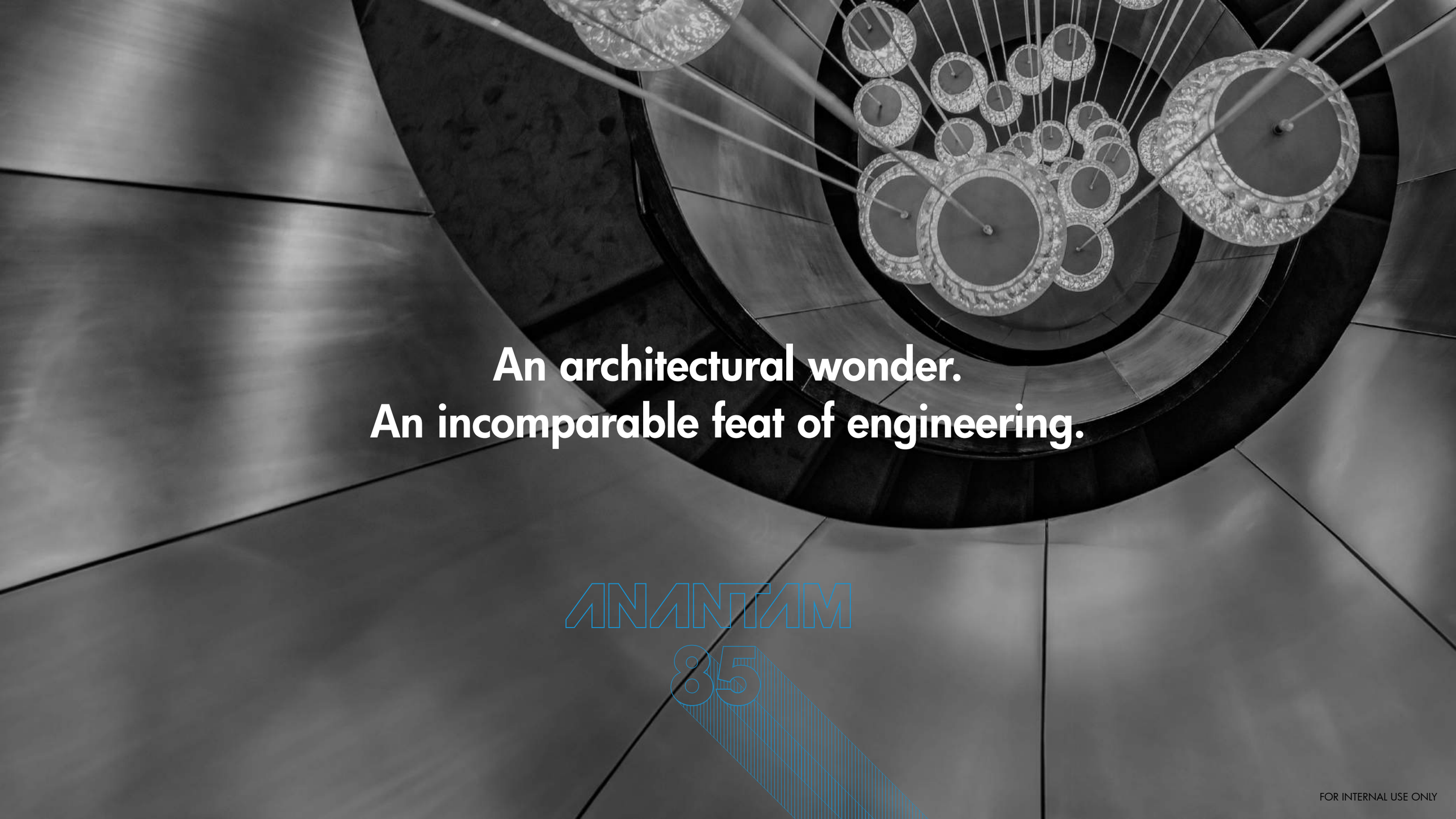

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THE TALLEST TOWER IN GURUGRAM

SECTOR 85, GURUGRAM

TECHNICAL
PRESENTATION
FUSION 85

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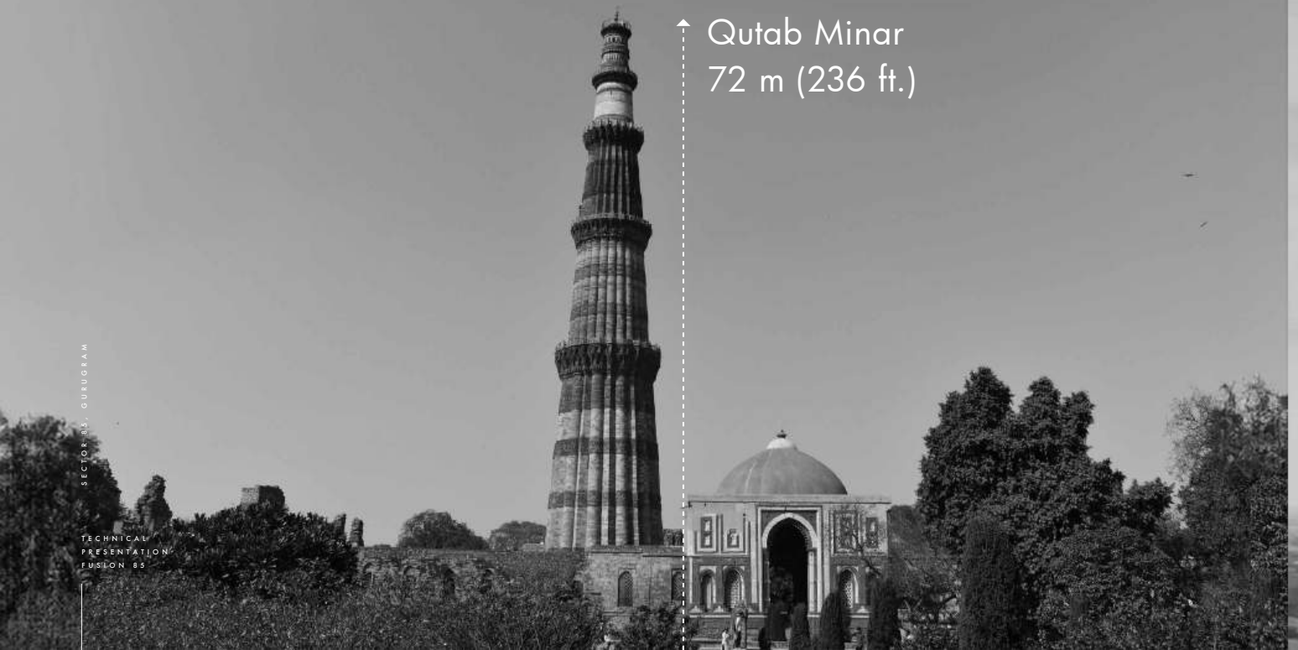
The project dwarfs even the grandest monument



FOR INTERNAL USE ONLY

The empty building weighs as much as 4,210 elephants

Weight of empty building: 16,842* tonnes

*Approx Weight
Note: The weight of an average African Elephant ranges between 2-7 tons.

FOR INTERNAL USE ONLY

The concrete used can fill upto 62,736 tanks of Dwarka Expressway

Total concrete used: 1,25,472* cubic metres

*Approx Data

FOR INTERNAL USE ONLY

Total reinforced steel used is equivalent to the weight of 2,810 Tejas fighter jets

Total reinforced steel used
18,266* metric tonnes

*Approx Data
Note: Average weight of Tejas fighter jet is 6,500 kg

FOR INTERNAL USE ONLY

The glass façade used can build up to 4 Louvre Pyramids

The glass facade spans 15,062* sq.m.

*Approx Data
Note: Total length of glass facade of Pyramid Louvre is 3,700 sq. m

FOR INTERNAL USE ONLY

Sun path

Solar study

It is delivered in two seasons, namely: **Winter and Summer.**

*Feasibility Report attached.

FOR INTERNAL USE ONLY

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 9:00am

Winter January 15

Altitude
128.30 Deg.
Azimuth
18.90 Deg.

Morning (9:00 am)

Tower A
Shadow falling until 6th Floor
Tower B
Shadow Falling until 9th Floor
Tower C
No impact of shadow during this hour

*ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 9:00am

Summer June 15

Altitude
84.00 Deg.
Azimuth
44.20 Deg.

Morning (9:00 am)

Tower A
Shadow falling until 5th Floor
Tower B
No impact of shadow during this hour
Tower C
No impact of shadow during this hour

*ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 12:00pm

Winter January 15

Altitude
170.50 Deg.
Azimuth
39.90 Deg.

Noon (12:00 pm)

Tower A
Shadow falling until 7th Floor
Tower B
Shadow falling until 9th Floor
Tower C
Shadow falling until 6th Floor

*ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 12:00pm

Summer June 15

Altitude
131.20 Deg.
Azimuth
82.70 Deg.

Noon (12:00 pm)

Tower A
No Impact of Shadow during this hour
Tower B
No impact of shadow during this hour
Tower C
No impact of shadow during this hour

*ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 4:00pm

Winter January 15

Altitude
231.30 Deg.
Azimuth
19.40 Deg.

Evening (4:00 pm)

Tower A
Shadow falling until 10th Floor
Tower B
Shadow of Tower A ovrlapping the units
Tower C
Shadow of Tower A & B overlapping the units

*ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 4:00pm

Summer June 15

Altitude
277.20 Deg.
Azimuth
41.60 Deg.

Evening (4:00 pm)

Tower A
No Impact of Shadow during this hour
Tower B
No impact of shadow during this hour
Tower C
No impact of shadow during this hour

*ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

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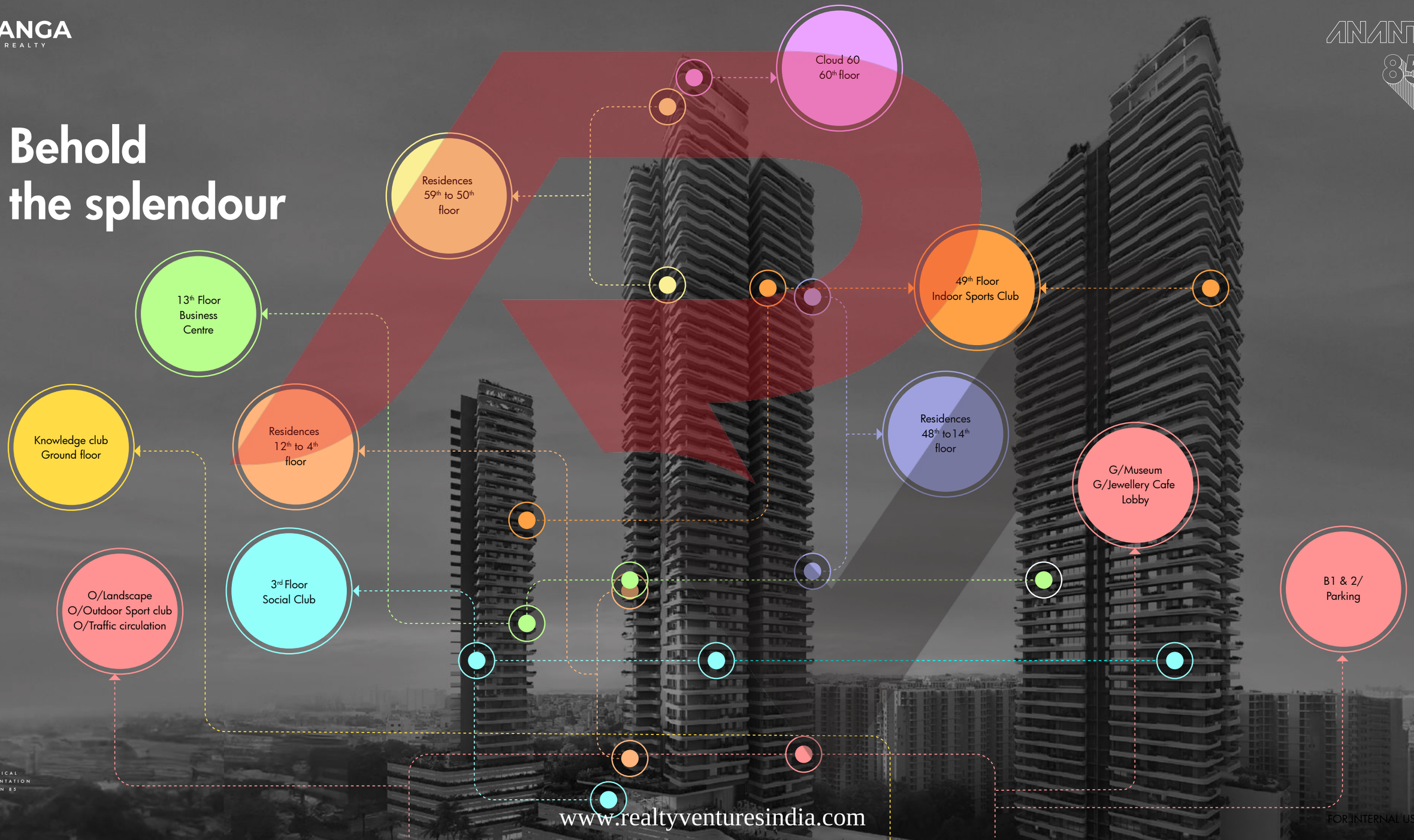
Behold the splendour



SECTOR 85, GURUGRAM

TECHNICAL
PRESENTATION
FUSION 85

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FOR INTERNAL USE ONLY

Icons of brilliance

3 UNIQUE TOWERS

each crafted
to offer the most
indulgent experience
for every resident.

FOR INTERNAL USE ONLY

Make the most of every moment

60th floor

A clubhouse spanning 1 lakh sq.ft

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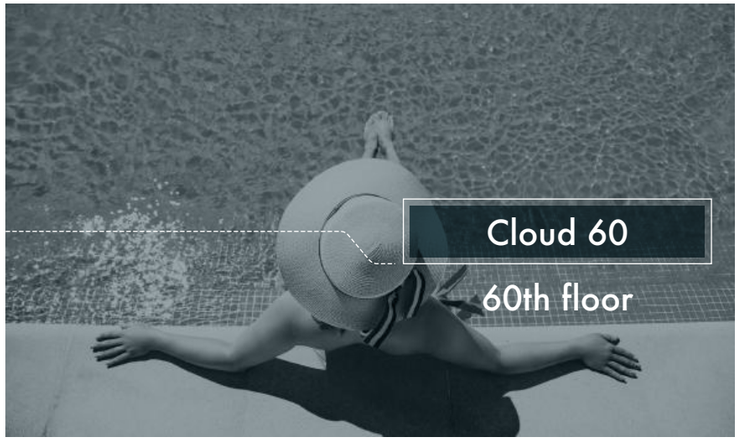
REALTY

Live leisurely (6 Exclusive clubs)



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ANANTAM
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Cloud 60
The new height of grandeur

Witness the city bathed
in the golden hues and enjoy opulence
at newer heights with Cloud 60.

60th floor

SECTOR 85, GURUGRAM

TECHNICAL
PRESENTATION
FUSION 85

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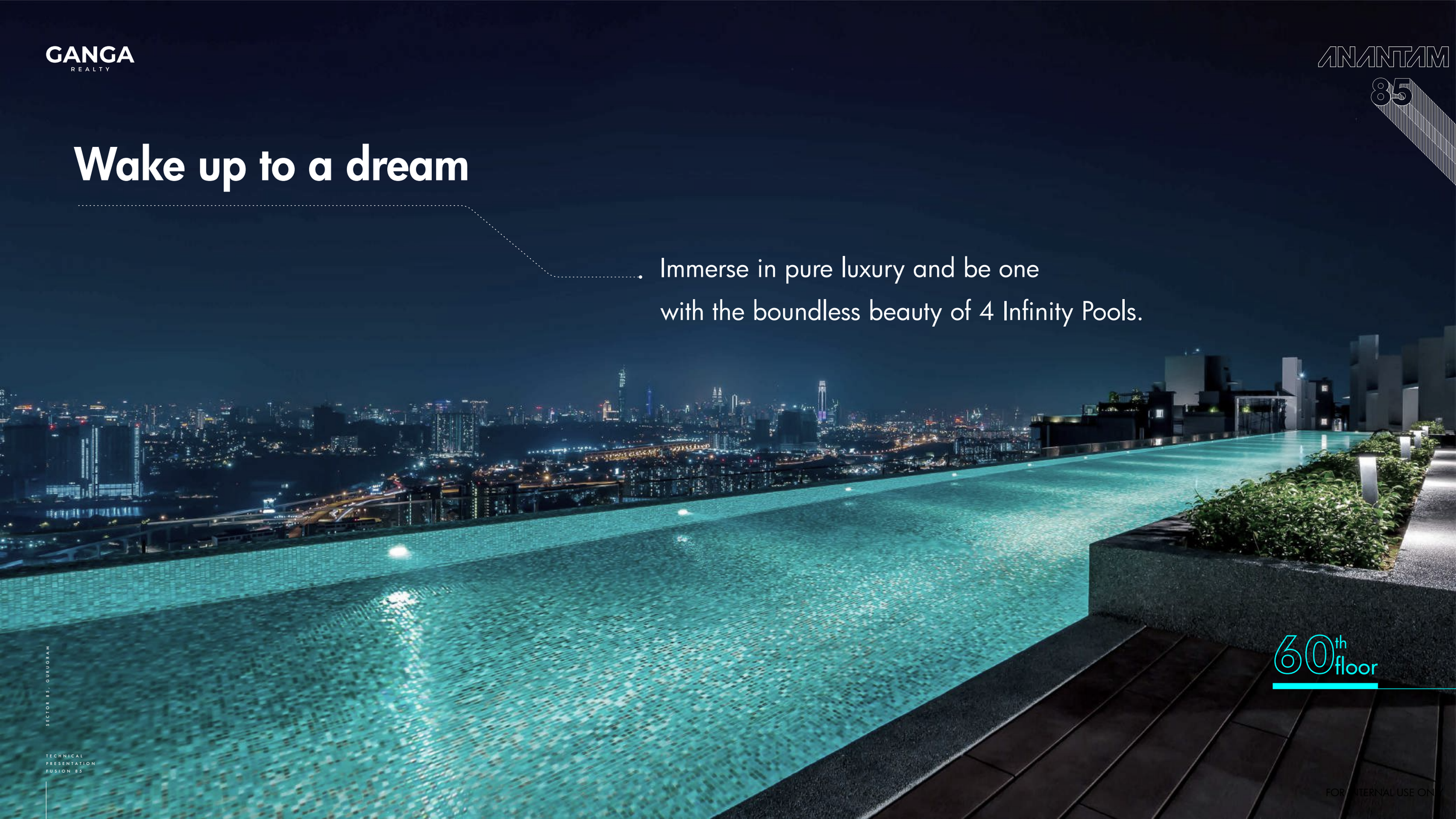
GANGA
REALTY

ANANTAM
85

Wake up to a dream

Immerse in pure luxury and be one
with the boundless beauty of 4 Infinity Pools.



60th floor

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Cloud 60

Terrace/Tower A

57th floor

N

MAP NOT TO SCALE

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ANANTAM
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Cloud 60

Terrace/Tower B

60th floor

N

MAP NOT TO SCALE

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FOR INTERNAL USE ONLY

Keep wellness by your side

Gymnasium

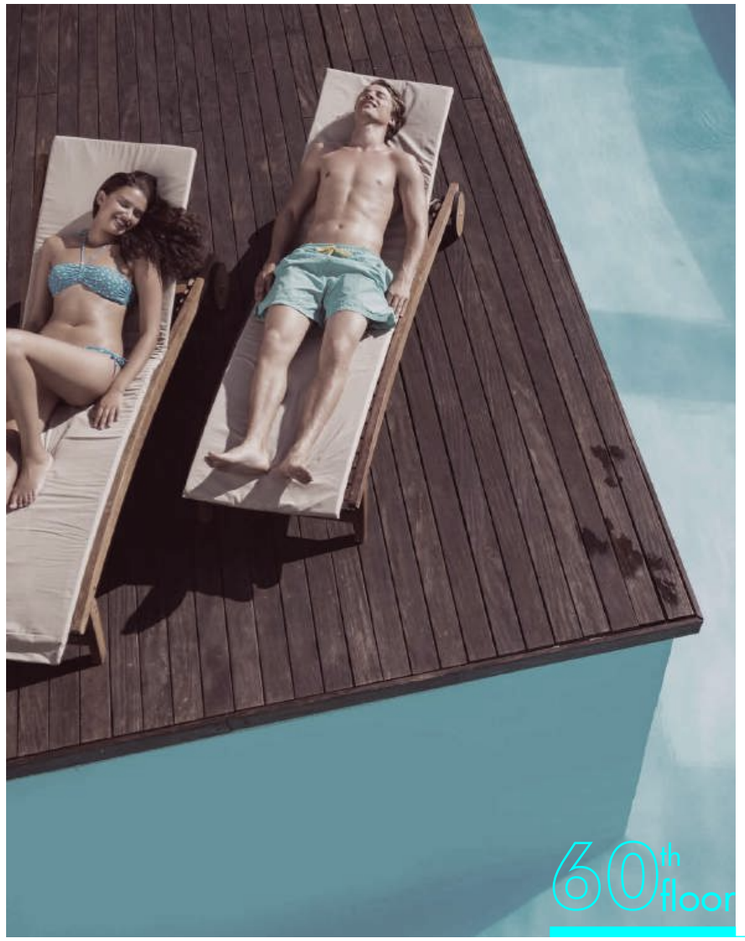
Yoga

FOR INTERNAL USE ONLY

Dive into tranquillity

Observatory Deck

Cabanas



Sun Loungers

Indulge in opulence

Open Air Bar

Restaurant and Cafe

FOR INTERNAL USE ONLY

Unleash your peak performance
Energize: Indoor Sports Club
ANANTAM
85
49th floor
www.realtyventuresindia.com

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ANANTAM

Energize

Tower A

N

MAP NOT TO SCALE

49th floor

FOR INTERNAL USE ONLY

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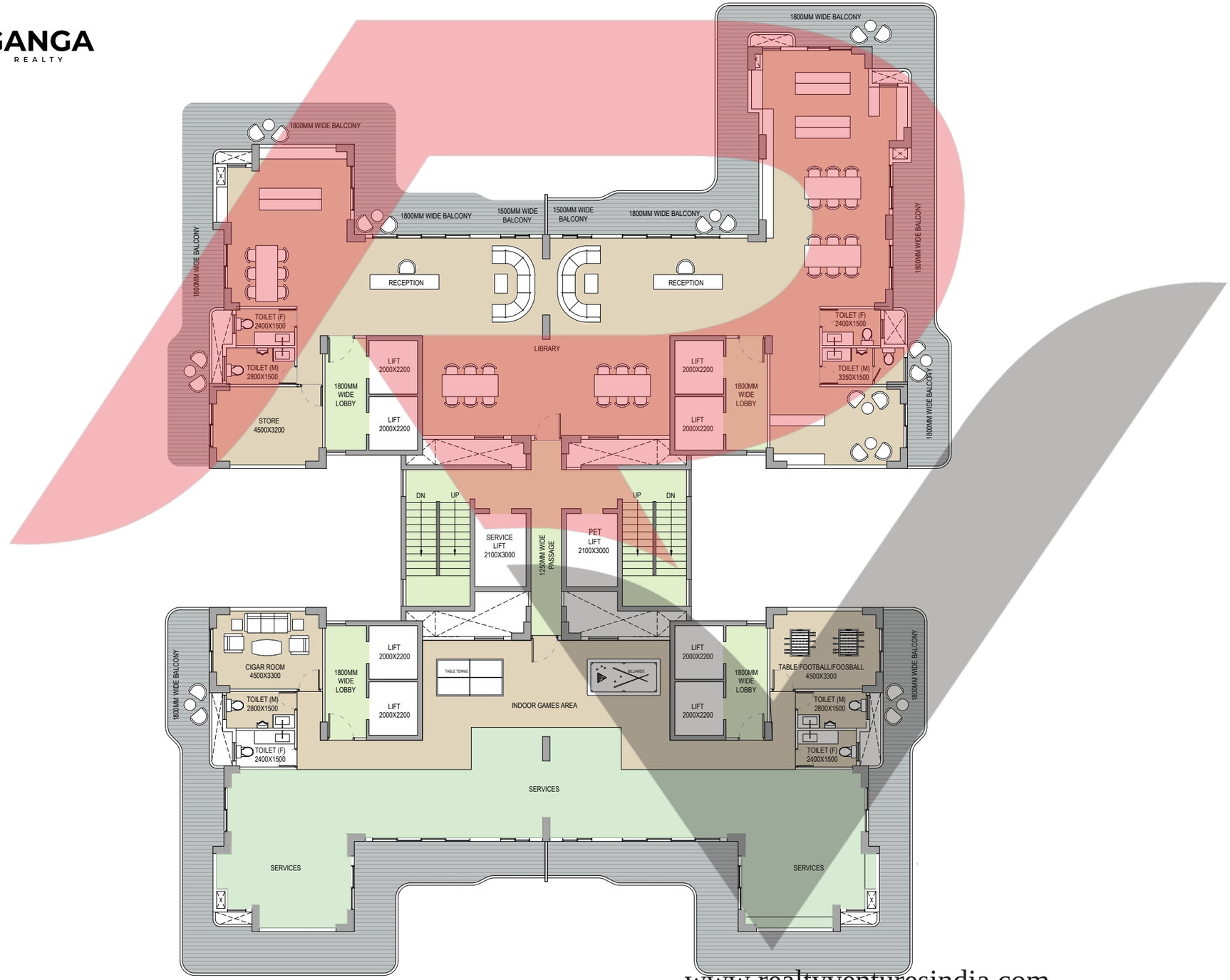
ANANTAM
85



Energize

Tower B

N

MAP NOT TO SCALE

49th floor

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Play for greatness

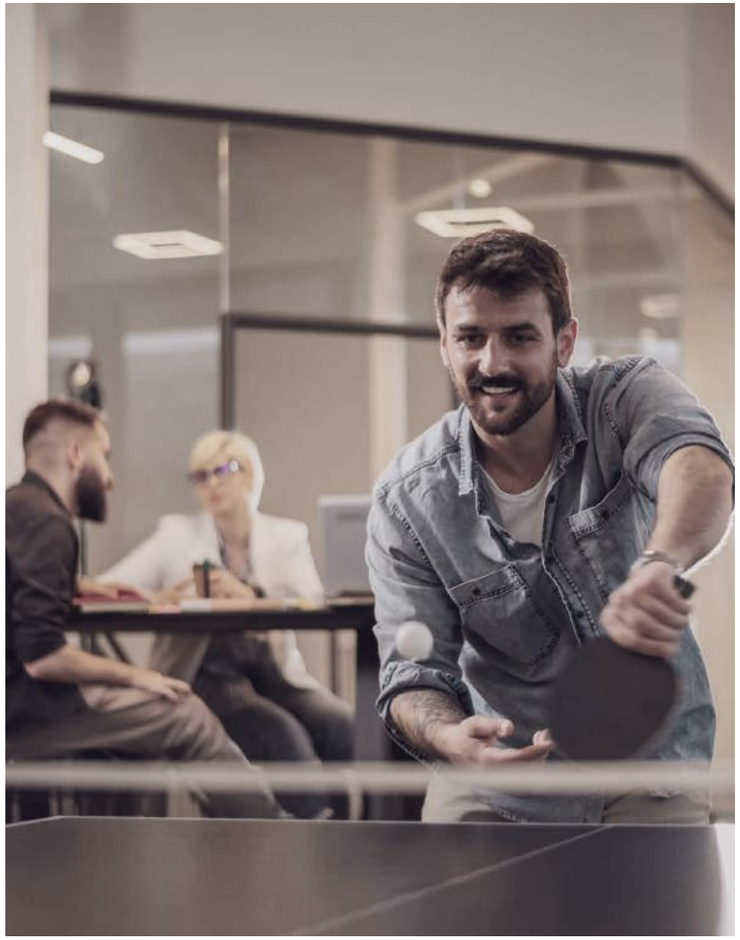
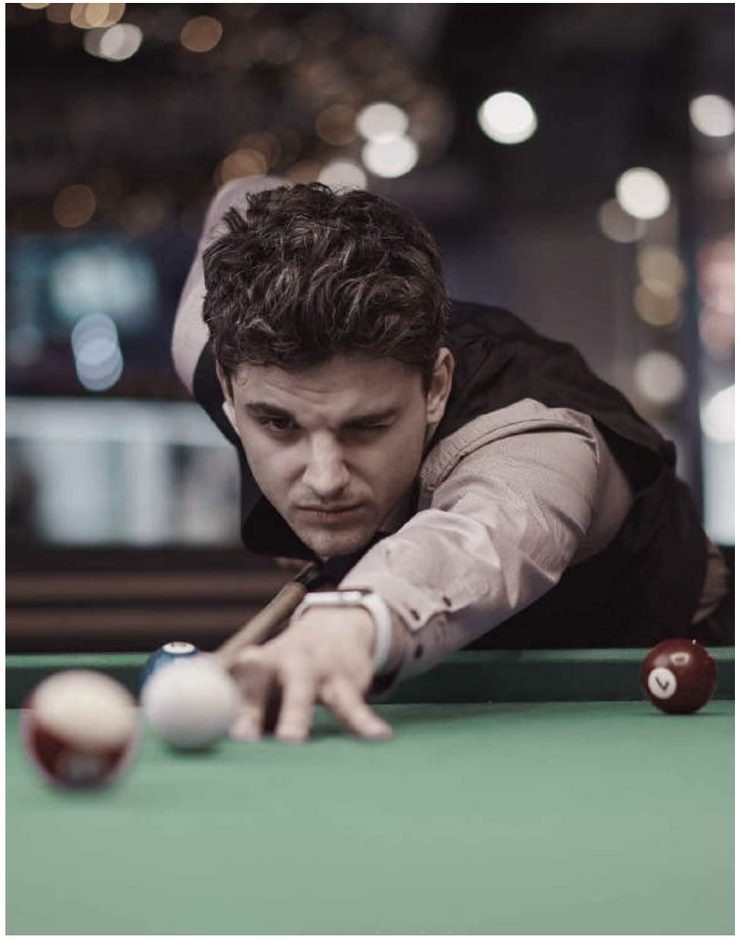


Table Tennis



Billiards

Meditation Room

Pilates

Rise beyond limits

Business Center

ANANTAM 85

13th floor

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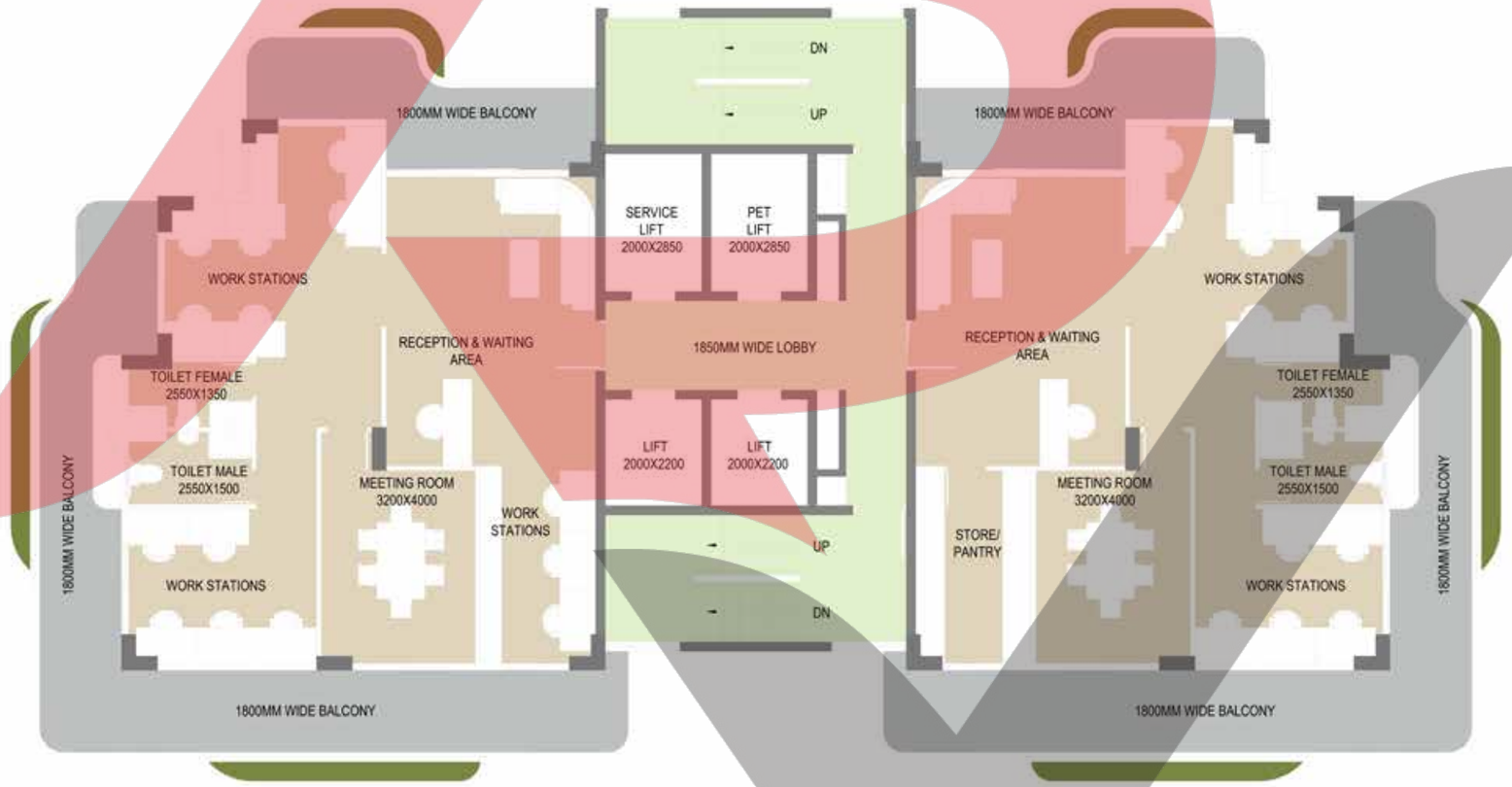
ANANTAM
85



Business Center

Tower A

N

MAP NOT TO SCALE

13th floor

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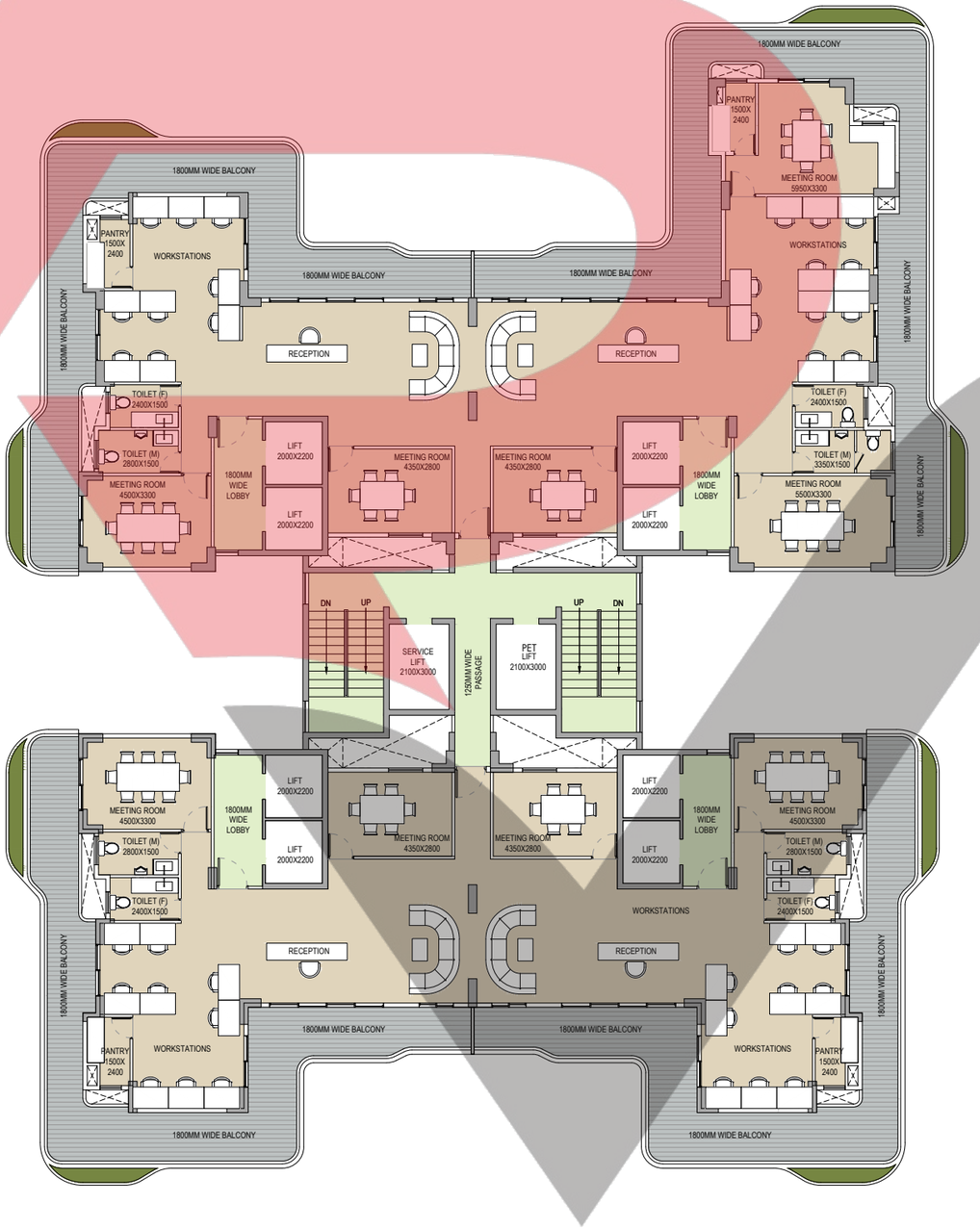
REALTY

ANANTAM
85



Business Center

Tower B

N

MAP NOT TO SCALE

13th floor

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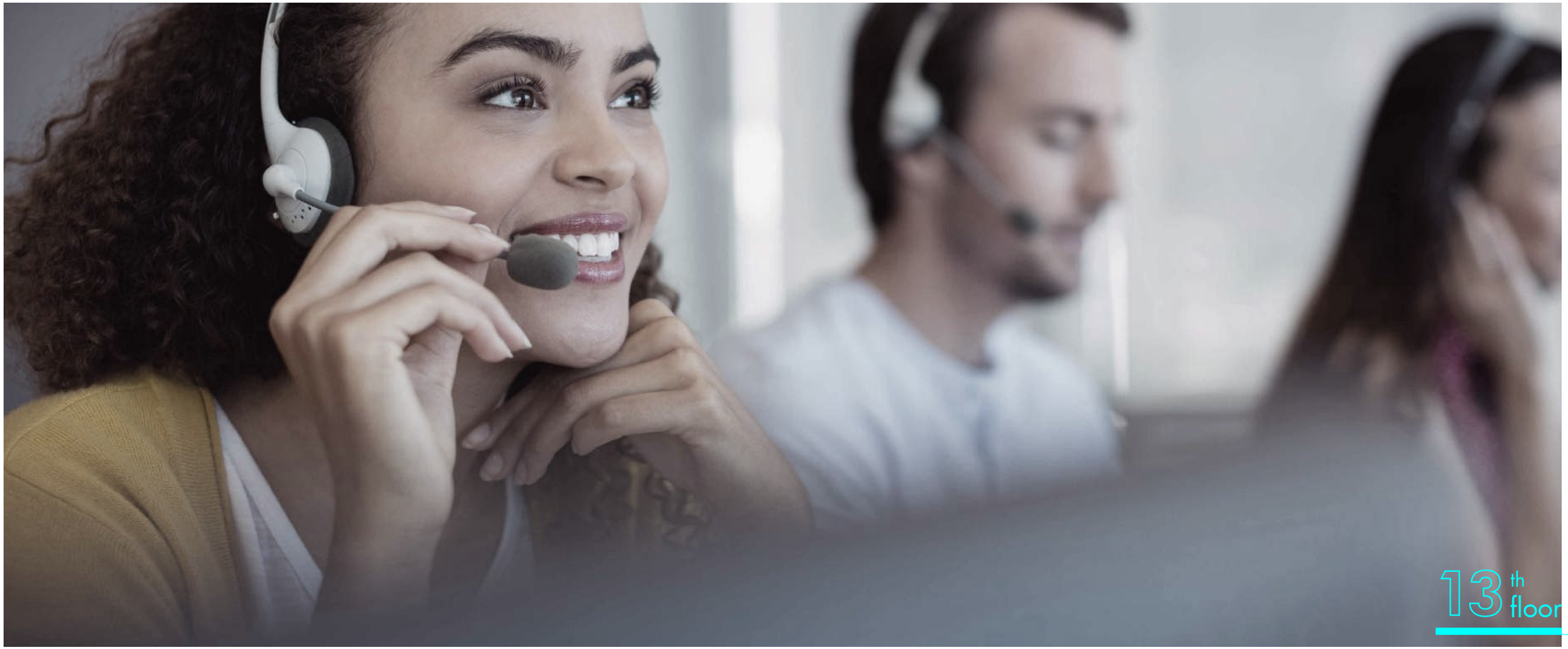
Immediate assistance by your side



On-site Support Team

FOR INTERNAL USE ONLY

Work seamlessly

Dedicated Desk

Your own desk
in a shared office

Private Office

Move-in ready office
with shared or private amenities

Full Floor Office

Furnished, customizable office
on a private floor

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Savour memorable moments

Sunset Soiree: Socio Club

ANANTAM 85

03rd floor

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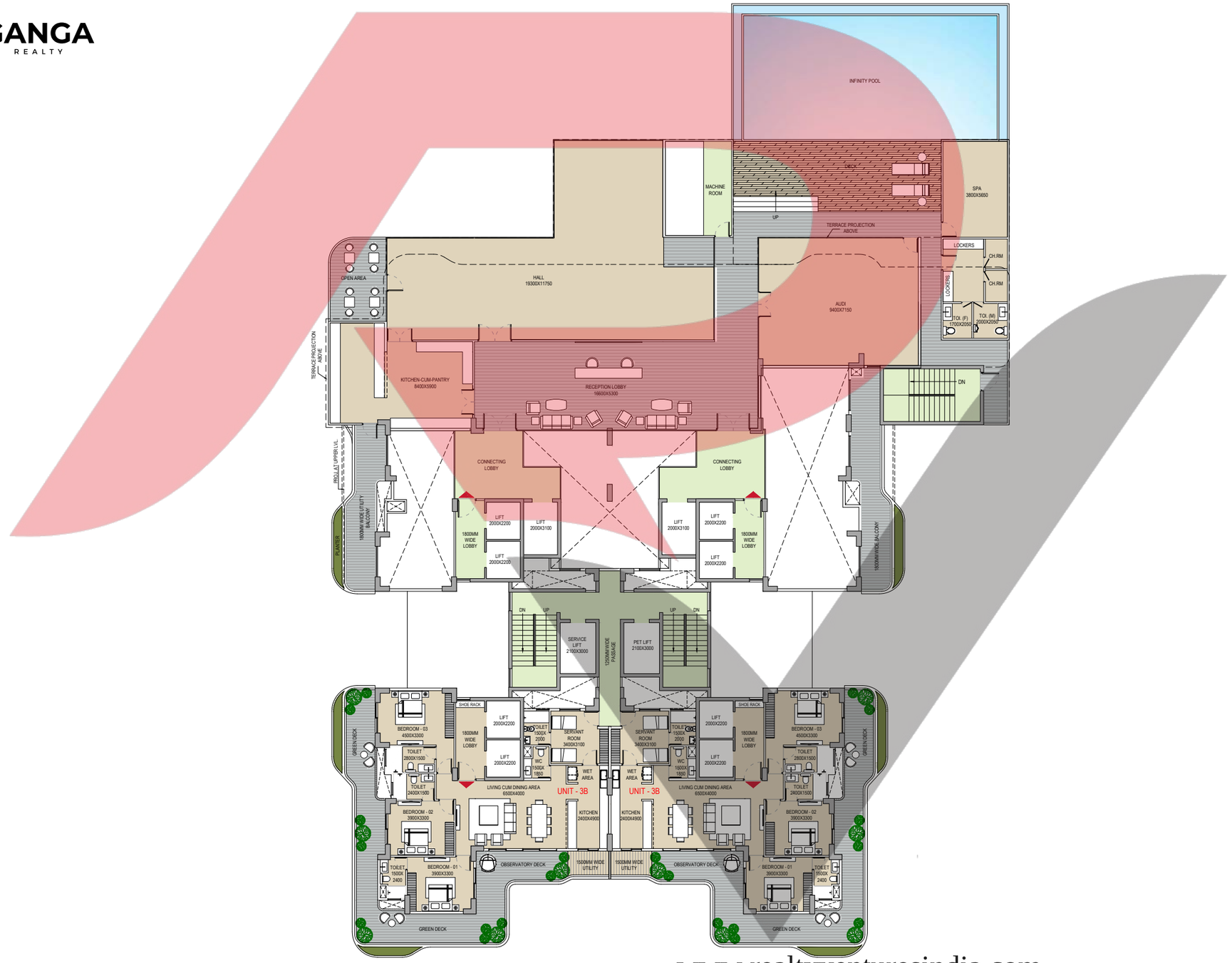
85



Sunset Soiree

Tower B

N

MAP NOT TO SCALE

03th floor

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Experience life in all its glory

Restaurant and Cafe

Spa

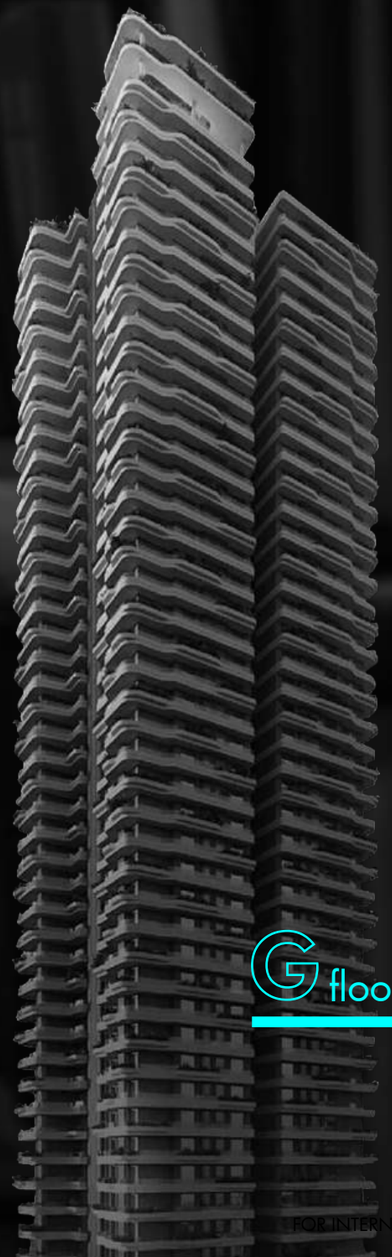
Private Meeting Rooms

Multipurpose Hall

The hub for curious minds

Kid's Club

ANANTAM 85



G floor

FOR INTERNAL USE ONLY

Enter a wonderland of endless learning

Library

Creativity Centre

Artists' Corner

Museum

FOR INTERNAL USE ONLY

Rewrite the game

Hyde Park: Outdoor Sports Club

ANANTAM 85

Open Area

FOR INTERNAL USE ONLY

Live the thrilling action

Cricket Pitch

Badminton Court

Jogging Track

Basketball Court

Skating Rink

Kids' Play Area

FOR INTERNAL USE ONLY

Inhale lasting wellness

Yoga Deck

Meditation Area

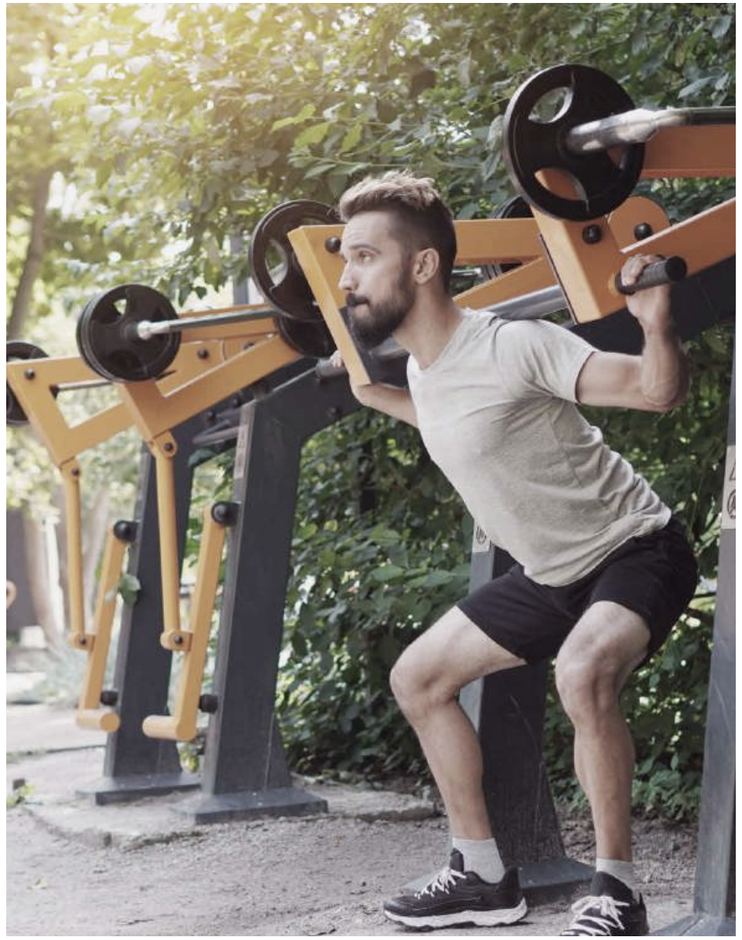
Reflexology Area

Panchtatva Park

FOR INTERNAL USE ONLY

Awaken your inner child

Pet Park



Open Gym

Climbing Wall

FOR INTERNAL USE ONLY

There’s beauty in every detail

Interiors and Finishing

ANANTAM 85

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Exquisitely crafted residences

3 BHK + Servant + Utility
4 BHK + Servant + Utility

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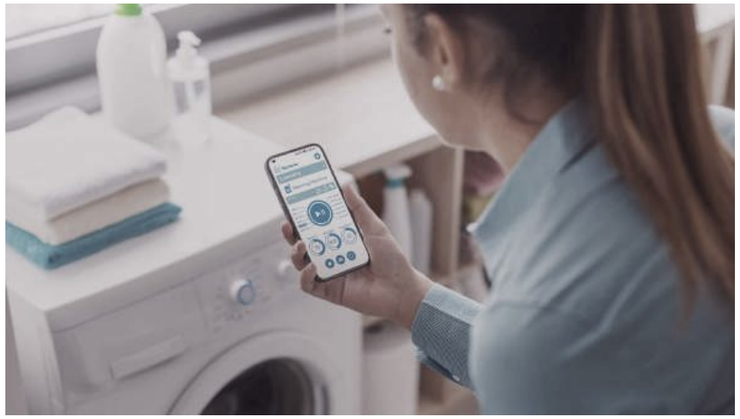
Smart Home System

Smart Speakers

Smart Lighting

Smart Security

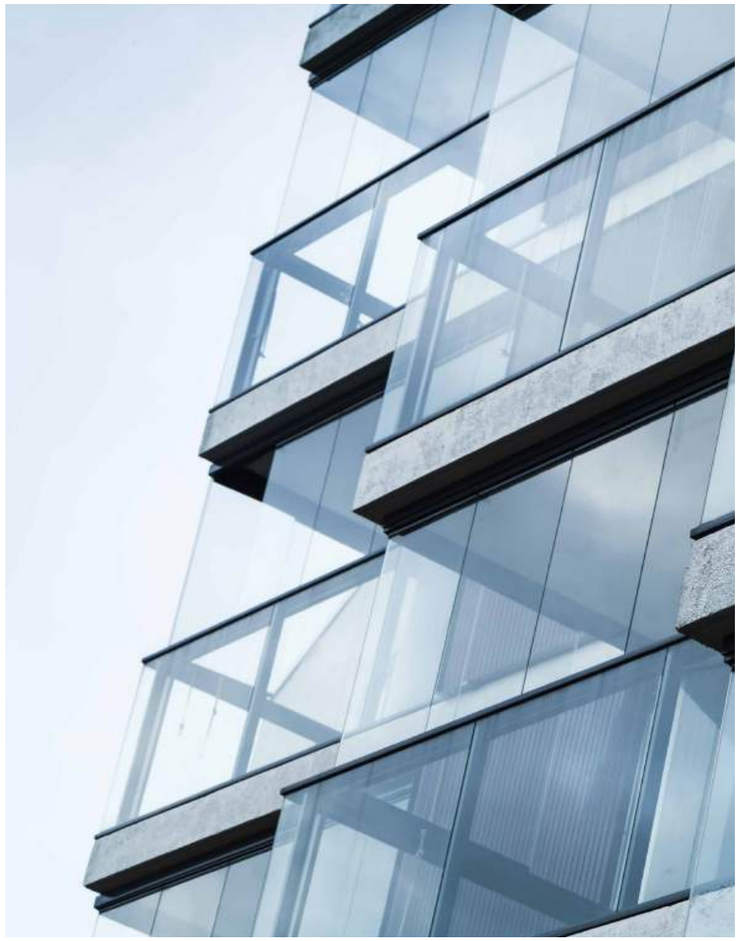


Smart Appliances

Smart Sensors

Network Infrastructure

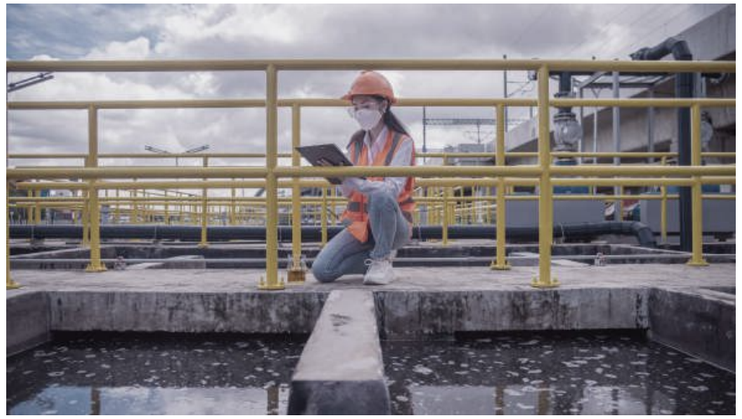
Energy Conservation and Management System



High-performance Glass Facades
to Reduce Heat Gain

Smart Metering for Water and Electricity

Water Recycling Systems



On-site Wastewater Treatment

Solar Panel Integration

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Luxury at its finest

Lifestyle and Experiences

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Step into a world of grandeur

A magnificent quadruple-height lobby

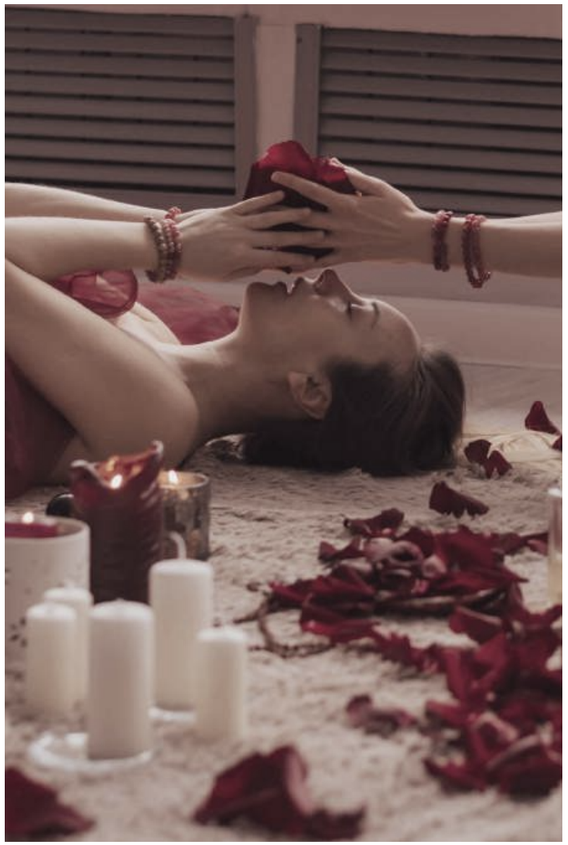
FOR INTERNAL USE ONLY

A lifestyle beyond compare

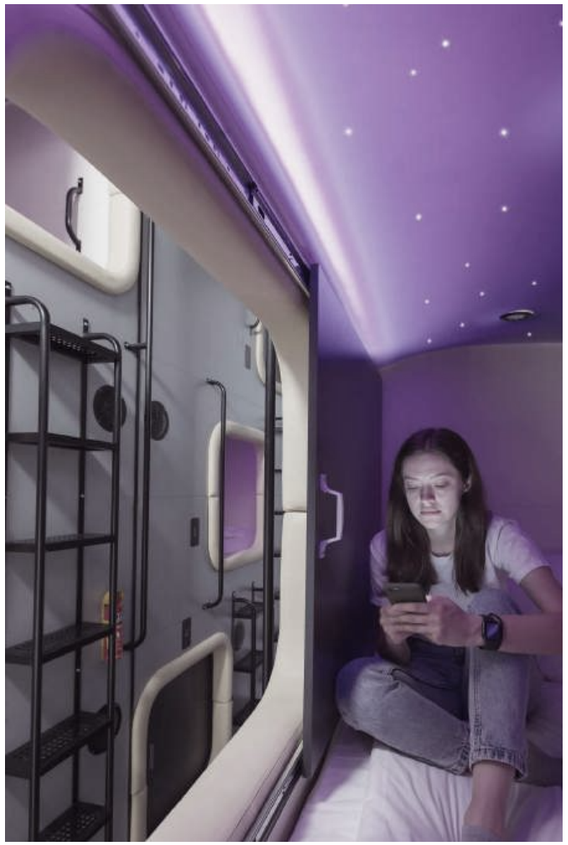
Jewellery Cafe

Cigar Room and Cafe

Meditation Zone



Relaxation Pods



FOR INTERNAL USE ONLY

A private portal to your world

8 + 2 lift to a core; Access control lifts

FOR INTERNAL USE ONLY

Power up your journey

EV charging stations

FOR INTERNAL USE ONLY

Luxury meets convenience

Designer car parking

FOR INTERNAL USE ONLY

Nurturing a vibrant canvas of life

Landscaping and nature zones

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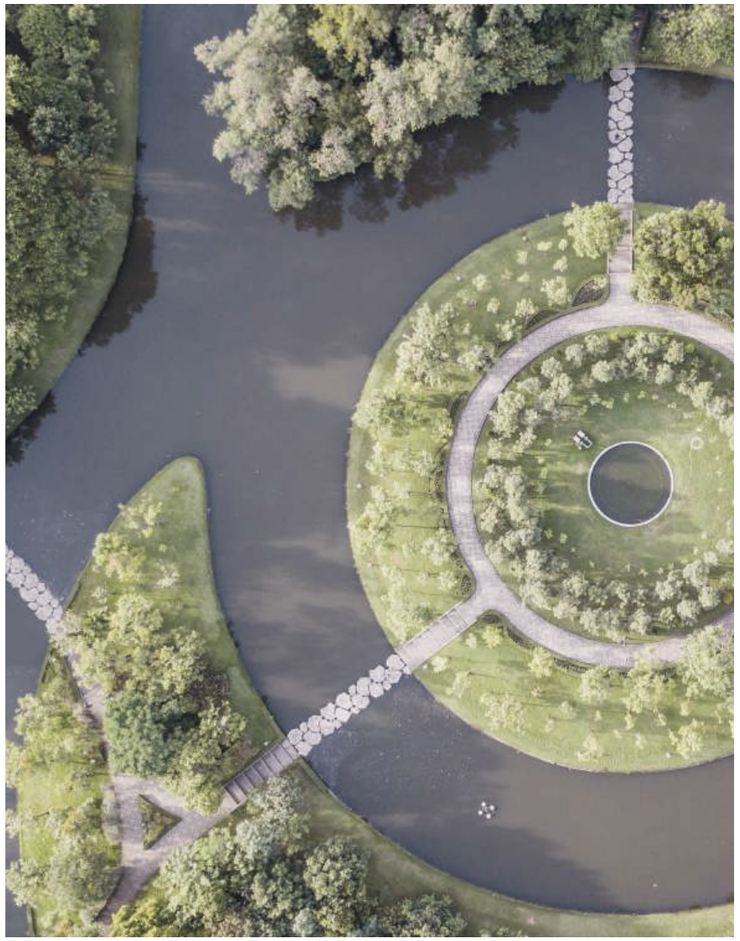
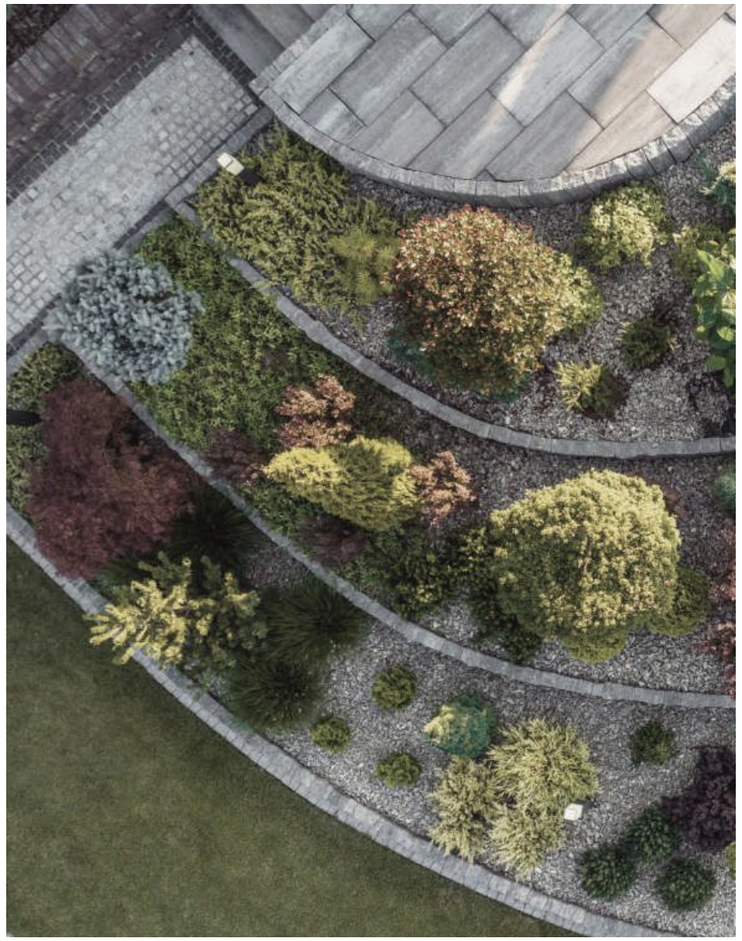
Landscaping and nature zones



Landscape



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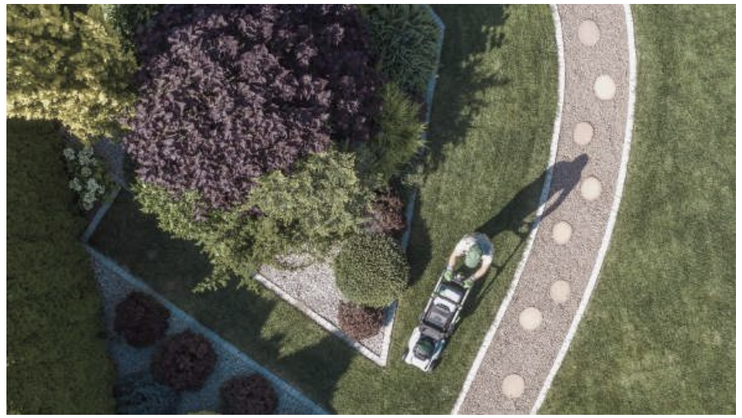

Landscape

Landscape

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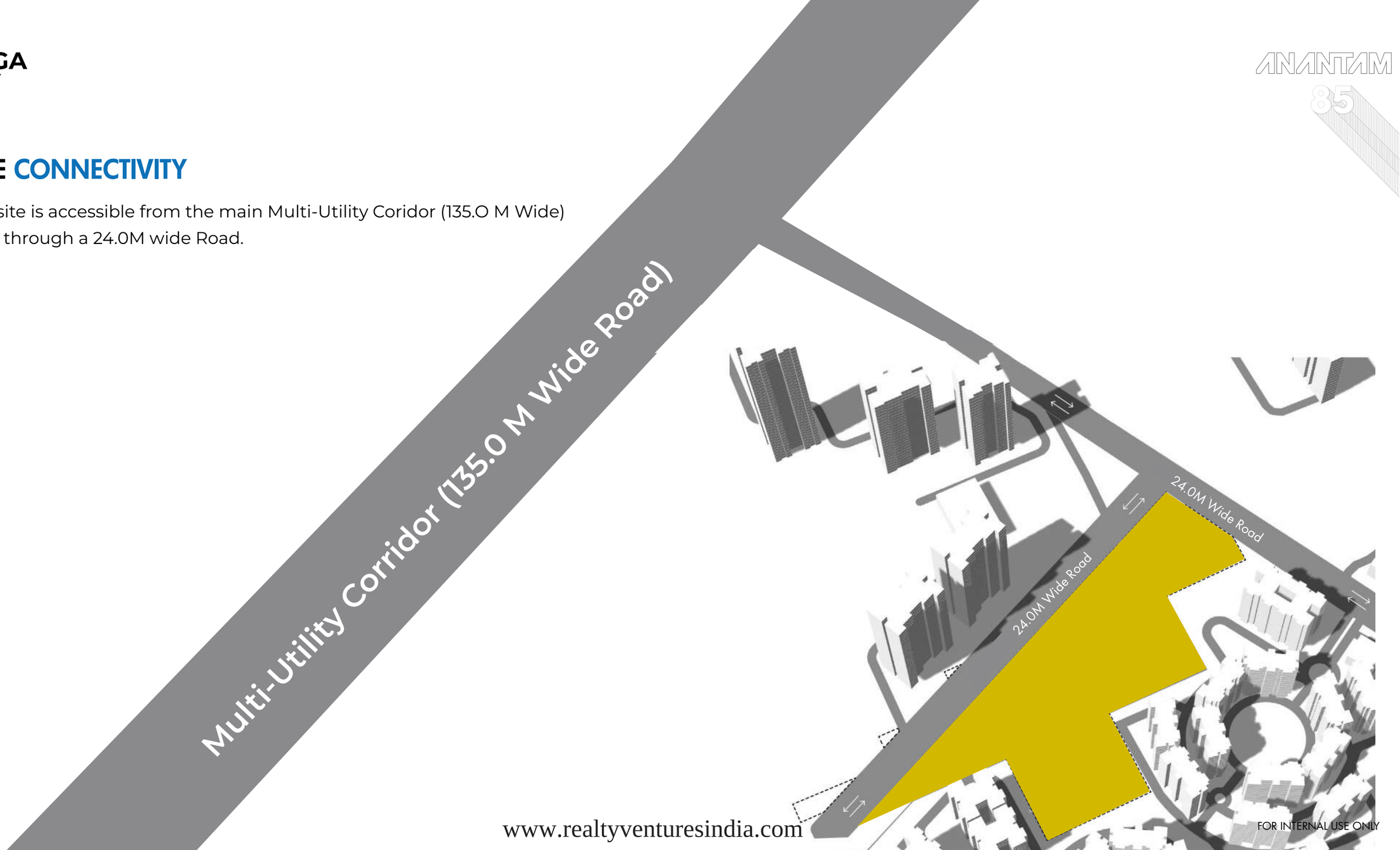
SITE CONNECTIVITY

The site is accessible from the main Multi-Utility Coridor (135.O M Wide) road through a 24.0M wide Road.



Site Plan

(Green Area: 2.5 acre)

LEGEND

1. ENTRY/EXIT GATE
2. DROP OFF
3. 6M WIDE DRIVEWAY
4. FIRE TENDER PATHWAY
5. COMMERCIAL PLAZA
6. JOGGING TRACK
7. LAWN
8. WATER FEATURE
9. SEATING
10. BADMINTON COURT
11. STEPPED PLANTER
12. SCULPTURE POINT
13. PALM COURT
14. WATER PLAY
15. KID'S PLAY
16. YOGA DECK
17. REFLEXOLOGY AREA
18. MEDITATION AREA
19. SKATING RINK
20. BASKETBALL COURT
21. MOUND
22. OPEN GYM
23. SEATING PLAZA
24. GAZEBO
25. STEPPED SEATING
26. PERGOLA
27. STEPPING STONE
28. FRAMES
29. TENNIS COURT
30. CRICKET PITCH
31. TWO WHEELER PARKING

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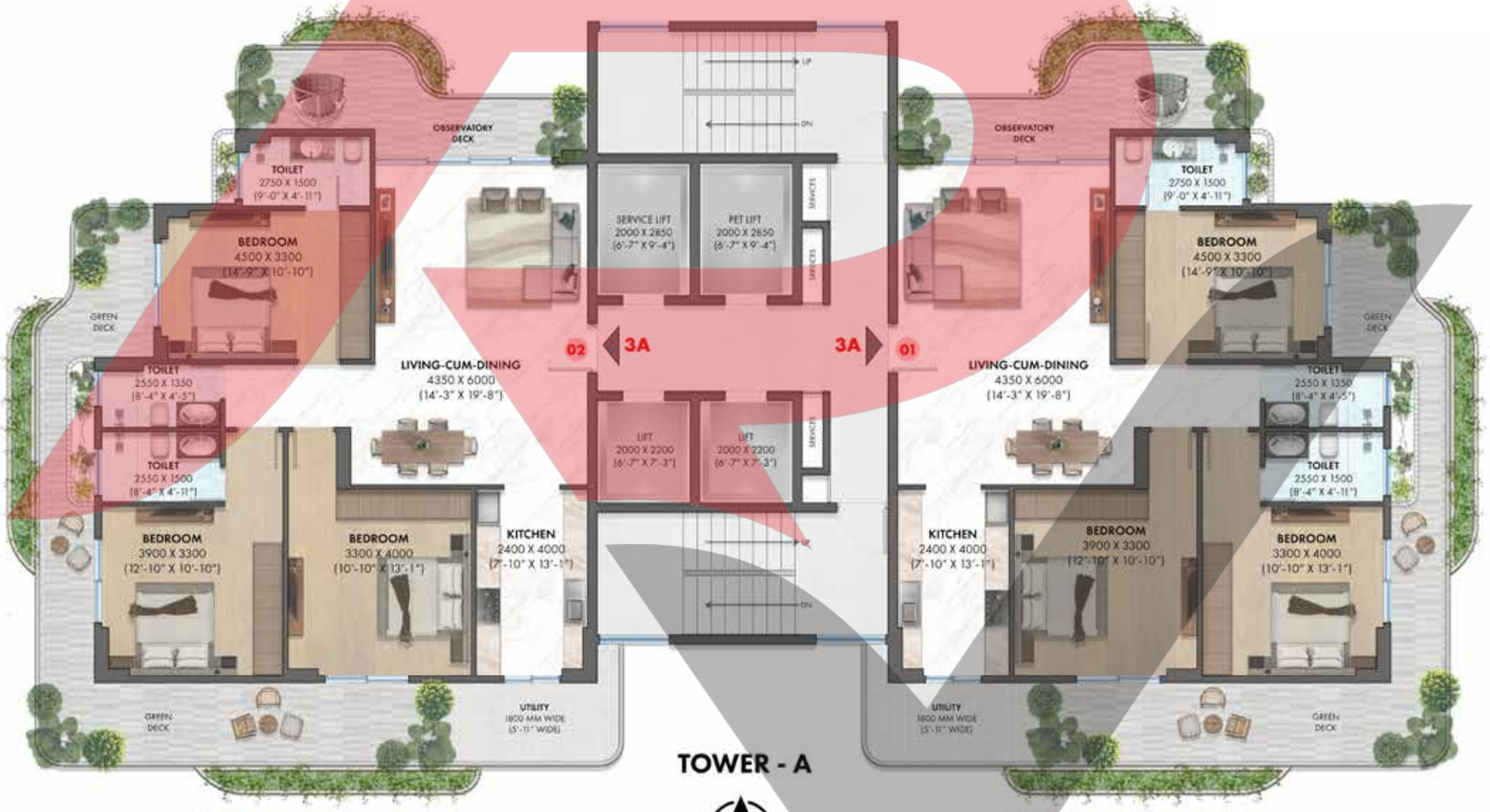
85



TOWER - A

N

UNIT NUMBERING ON FLOOR

UNIT 3A

CARPET AREA	1128.067 SQ.FT.
BALCONY	530.676 SQ.FT.
SUPER BUILT-UP AREA	2051.031 SQ.FT.

UNIT 3A

CARPET AREA	1128.067 SQ.FT.
BALCONY	530.676 SQ.FT.
SUPER BUILT-UP AREA	2051.031 SQ.FT.

N

MAP NOT TO SCALE

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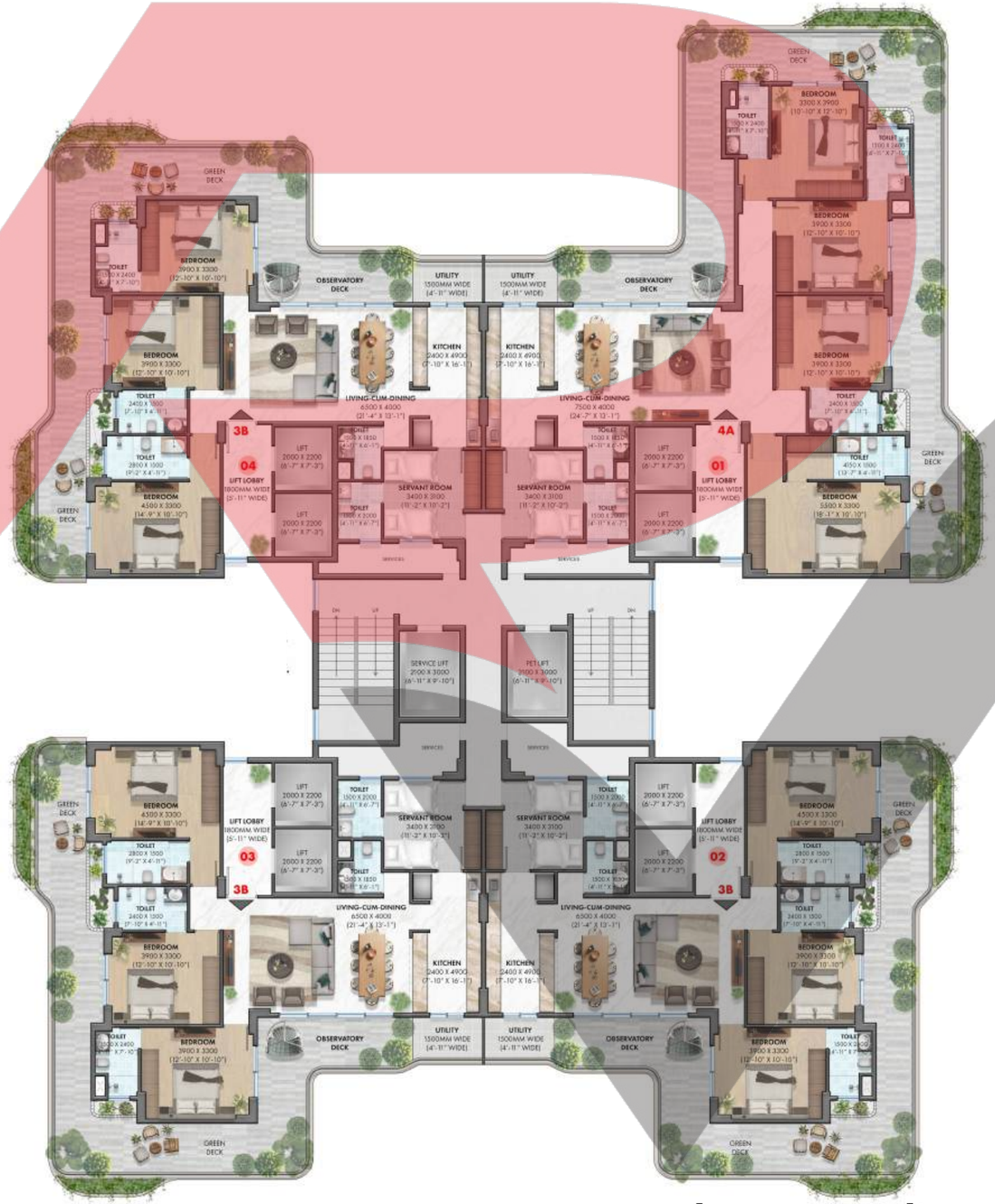
REALTY

ANANTAM
85



TOWER B

3B

CARPET AREA: 1355.134 SQ.FT
BALCONY AREA: 571.484 SQ.FT
SUPER BUILT-UP AREA: 2392.681 SQ.FT

4A

CARPET AREA: 1720.141 SQ.FT
BALCONY AREA: 728.152 SQ.FT
SUPER BUILT-UP AREA: 3101.989 SQ.FT

UNIT NUMBERING ON FLOOR

N

MAP NOT TO SCALE

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Revel in opulence

LIVING/DINING

Flooring

Imported Flooring

Walls

Arcylic Emulsion Paint/
Designer Wallpaper

Ceiling

POP False Ceiling

Internal Doors & Windows

Veneered/
Laminated Flush Doors

External Doors & Windows

Powdered Coated Aluminium/
UPVC with Glass

Indoor AC Unit

VRV/VRF Hi-Wall

MASTER BEDROOM

Flooring

Laminated Wooden Flooring

Walls

Arcylic Emulsion Paint/
Designer Wallpaper

Ceiling

POP False Ceiling

Internal Doors & Windows

Veneered/
Laminated Flush Doors

Extenal Doors & Windows

Powdered Coated Aluminium/
UPVC with Glass

AC Unit

VRF/VRF Hi-Wall

OTHER BEDROOM

Flooring

Laminated Wooden Flooring

Walls

Arcylic Emulsion Paint/
Designer Wallpaper

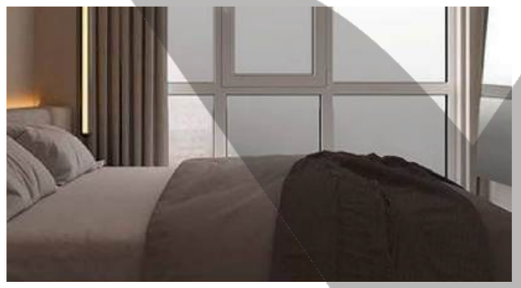
Ceiling

POP False Ceiling

Internal Doors & Windows

Veneered/
Laminated Flush Doors

Extenal Doors & Windows



Powdered Coated Aluminium/
UPVC with Glass

AC Unit

VRV/VRF Hi-Wall

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MASTER TOILET

Flooring

Vitrified Tiles

Walls

Tiles

Ceiling

Arcylic Emulsion Paint on Ceiling & False Ceiling

Internal Doors & Windows

Veneered/Laminated Flush Doors

Counter Top

Stone

Fixtures

Top-end CP Fittings

OTHER TOILET

Flooring

Vitrified Tiles

Walls

Tiles

Ceiling

Arcylic Emulsion Paint on Ceiling & False Ceiling

Internal Doors & Windows

Veneered/Laminated Flush Doors

Counter Top

Stone

Fixtures

Top-end CP Fittings

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KITCHEN

Flooring

Imported Flooring

Walls

Tiles

Ceiling

Acrylic Emulsion Paint

Counter Top

Granite

Fixture

Top End CP Fittings

White goods

- Modular Cabinetary with Soft Close tray
- Hobb and Chimney(Hafele/Bosch or Similar)
- Refrigerato(Bosch or Similar)
- Double Bowl Sink with Drain Board
- Builtin Microwave/Oven(Hafele/Bosch or Similar)
- RO
- Geyser
- Dishwasher(Bosch or Similar)

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Resiconnect

An intuitive tech system for residential flats providing seamless access to building facilities via a mobile app. Residents can schedule spa appointments, book amenities, and manage preferences, enhancing convenience and community connectivity.

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Safeguarding your peace of mind

Extensive, 5-layer security complemented by smart AI systems

- Entry Gate
- Tower Entries
- Elevators (Access Card)
- Tower Exit
- Exit Gate

FOR INTERNAL USE ONLY

A beacon of resilience

The first project in the vicinity
with seismic Zone 5 earthquake endurance.

While Delhi NCR is categorized as
Zone 4, we are opting to design for **Zone 5.**

FOR INTERNAL USE ONLY

Unwavering promise to safety

State-of-the-art fire resistance system

FOR INTERNAL USE ONLY

A hub of fresh choices

The first supermarket in the area with 24/7 service and express checkouts.

FOR INTERNAL USE ONLY

Standing tall on a foundation of strategic associations

A FOUNDATION OF GREAT ASSOCIATIONS

uha	ScapeS	mace
Design Partner	Landscape Partner	Technical Partner

BRICS Chamber of Commerce & Industry	ASSOCHAM INDIA	NAREDCO	Indian Green Building Council	JLL	ACC Arabian Construction Co.
Governing Body Member	Patron Member	Patron Member	Founding Member	Knowledge Partner	Structure Partner

VINTECH CONSULTANTS	NNC	MM	FDF	ASITE	SGS	MAGICEYE	A.T.E.
Structure Partner	Structure Partner	Landscape Partner	Façade Partner	Cloud Collab Partner	Audit Partner	Safety Partner	F&B Partner

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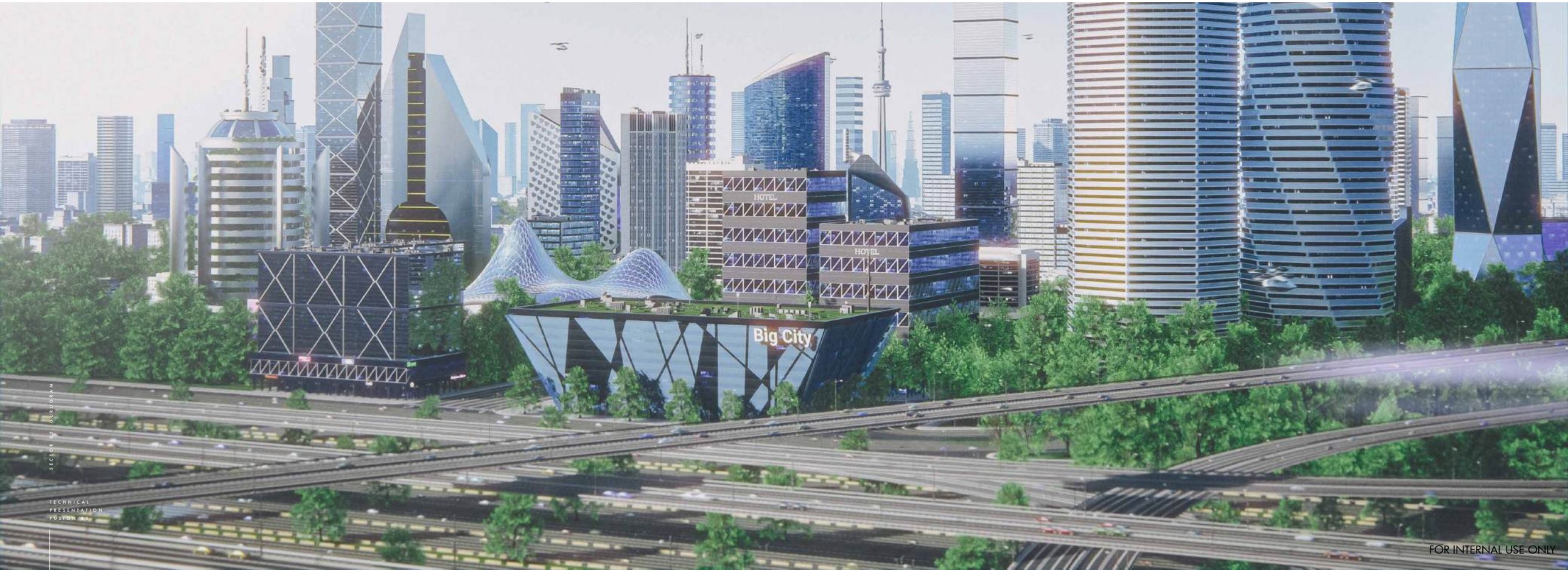
Global City Gurugram: The future of realty

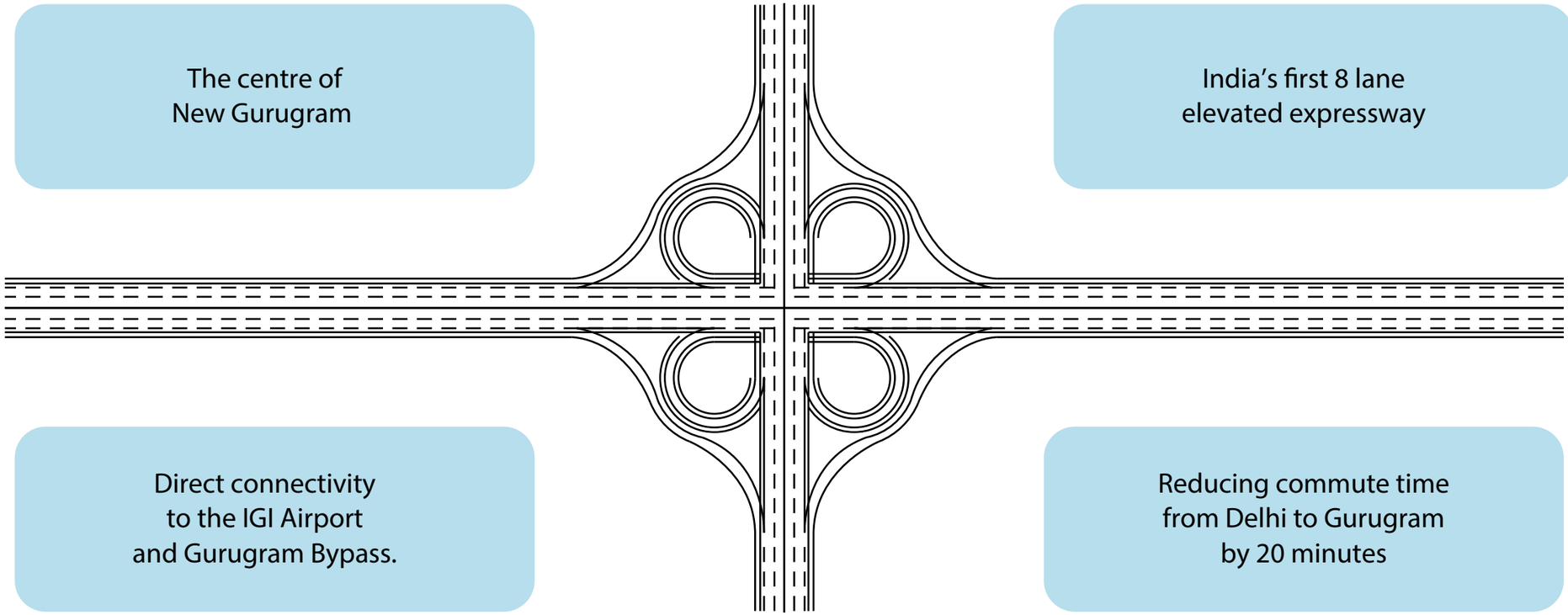
Global City is a landmark mixed-use township project being developed by the Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC). It will comprise of workspaces, bespoke residential towers, modern retail spaces and world-class, future-proof infrastructure.



DXP Dwarka Expressway

The centre of
New Gurugram

India's first 8 lane
elevated expressway



Direct connectivity
to the IGI Airport
and Gurugram Bypass.

Reducing commute time
from Delhi to Gurugram
by 20 minutes

Heli-hub near Dwarka Expressway

Capacity to land 150 helicopters

The Haryana government has proposed to build India's first heli-hub near Dwarka Expressway in Gurugram.

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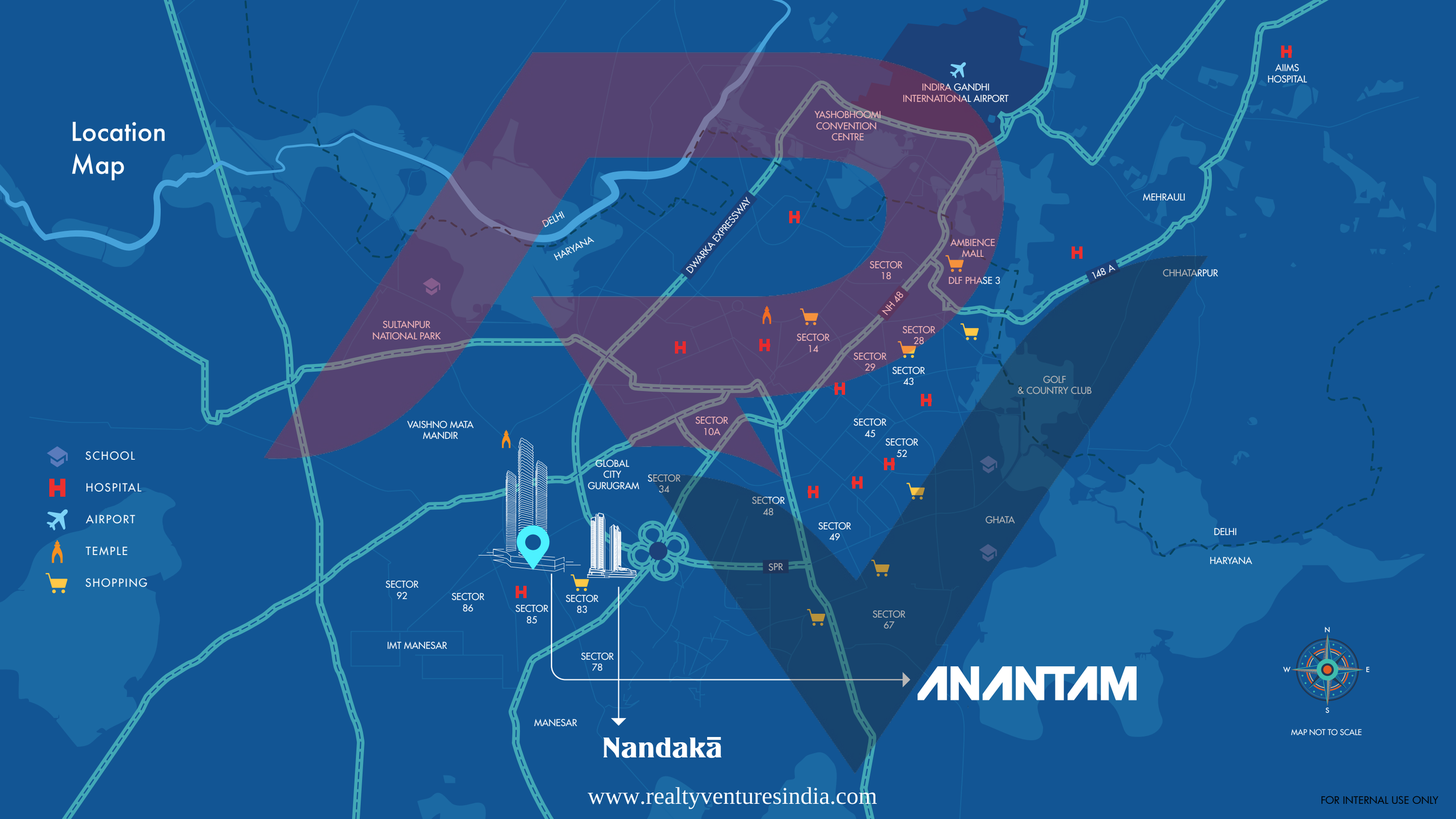
Location Map



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to wander in the sky
ANANTAM
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