

Low Rise

APARTMENTS



IITL Group



Endless efforts.....to make life better

Express Park View - II

CHI-V, GREATER NOIDA



RERA No.: UPRERAPRJ555694

ABOUT THE PROJECT

These sophisticated apartments are built on G+4 Structure with the highest specification and each possesses its own unique character that emanates harmony, peaceful living and privacy. Featuring quality fittings and fixtures, these are luxurious yet affordable homes for the residents.

Low Rise Structure gives Open-plan living areas that culminate in balconies ensure natural light reaches deep into the apartments, and full-height glass doors provide a direct connection between the indoor and outdoor spaces.

Ideally located (Plot GH-03, CHI-V, Expressway, Greater Noida), amongst the major landmarks of Greater Noida, you are always at the centre of both business and leisure.





Metro Station

Knowledge Park IT
Metro Station in the
Close Vicinity



Well Connected to 3 Major Expressways

Noida- Greater Noida Expressway,
Yamuna Expressway &
Eastern Peripheral Expressway



International Airport

Upcoming International Airport At JEWAR



CLUB HOUSE



GYM



COMMERCIAL

LOCATION ADVANTAGE



CONNECTIVITY

- Noida - Greater Noida Expressway
- Yamuna Expressway - Connects Noida and Greater Noida to the rest of UP
- Eastern Peripheral Expressway - Connects NH-1
- Upcoming Jewar International Airport



EDUCATION

- Gautam Buddha University, Yamuna Expressway, Greater Noida
- ITS Engineering College, Knowledge Park III, Greater Noida
- Delhi Public School, Sector Gamma 2, Greater Noida
- Galgotia University, Yamuna Expressway, Greater Noida
- Govt. Institute of Medical Sciences, Greater Noida
- JM International School, Sector Techzone - 4, Greater Noida
- Sharda University, Knowledge Park III, Greater Noida
- IEC Group Of Institutions, Knowledge Park I-Greater Noida
- Pacific World School, Sector Techzone - 4, Greater Noida



HOSPITAL

- Sharda Hospital, Knowledge Park III, Greater Noida
- Yatharth Hospital, Omega-I, Greater Noida
- Jaypee Hospital, Sector 128, Noida
- Naveen Hospital, Sector Alpha II, Greater Noida
- Kailash Hospital, Knowledge Park-I, Greater Noida
- Felix Hospital, Sector 137, Noida
- Max Hospital, Sector 19, Noida

RETAIL & BUSINESS PARK

- Grand Venice Mall, Site IV, Pari Chowk, Greater Noida
- MSX Mall, Industrial Area, Sector Swarn Nagri, Greater Noida
- Advant Navis, Sector 142, Noida
- Moser Baer, Sector 80, Noida
- KPMG, Sector 142, Noida
- Omaxe Connaught Place, Sector Beta II, Greater Noida
- Wipro Technologies, Delta 1, Greater Noida
- Ansal Plaza, Omega II, Pari Chowk, Greater Noida
- Candor Techspace, Sector 62, Noida Sector 135, Noida
- Stellar Business Park, Tech Zone, Greater Noida
- Retail & Business Park, Sector 18, DLF Mall of India
- Film City, Sector 16, Noida

MASTER LAYOUT PLAN

- 3 BHK + 3 TOI (TYPE-1)
- 3 BHK + 3 TOI (TYPE-2)
- 2 BHK + 2 TOI + STORE
- 2 BHK + 2 TOI

LEGEND

- | | |
|---------------------------|-------------------------|
| 1. Half Basket Ball Court | 10. Central Lawn |
| 2. Amphitheater | 11. Gazebo |
| 3. Jogging Track | 12. Badminton Court |
| 4. Drop Off | 13. Commercial |
| 5. Party Lawn | 14. Yoga and Meditation |
| 6. Club | 15. Kids Play |
| 7. Swimming Pool | 16. Skating Ring |
| 8. Kids Pool | 17. Open Gym |
| 9. Pool Deck | |



Low Rise
APARTMENTS

NOTE: AREAS GIVEN ARE CARPET AREAS

GIAN P. MATHUR & ASSOCIATE (P) LTD.
ARCHITECTS, ENGINEERS AND PLANNER

PROJECT
EXPRESS PARK VIEW - II, SEC-CHI V, GR. NOIDA

LAYOUT PLAN

SPECIFICATION

LOW RISE APARTMENTS

Living Room

Wall	Plastic Emulsion
Flooring	Vitrified Tiles (2'x4')
Ceiling	Gypsum ceiling band as per design with plastic paint along with light
Wall	Concept design in one wall
External Windows	U.P.V.C sliding type with 4mm Glazing

Master Bedroom

Wall	Plastic Emulsion
Flooring	Vitrified Wooden Tiles (8'x48')
Ceiling	Gypsum ceiling band as per design with paint along with light
Wardrobe	
External Windows	U.P.V.C sliding type with 4mm Glazing

Bedroom

Wall	Plastic Emulsion
Flooring	Vitrified Tiles (2'x4')
Ceiling	Gypsum ceiling band as per design with plastic paint along with light
Wardrobe	
External Windows	U.P.V.C sliding type with 4mm Glazing

Master Bedroom Washroom

Wall	Tiles (1'x2') Upto false ceiling lvl.
Wall	Highlighter Tiles (1'x2'on one wall) Upto false ceiling lvl
Flooring	Anti-skid Vitrified Tiles(1'x1') / Anti skid Ceramic Tiles
Ceiling	PVC Panel as per design along with light
Vanity	Vanity with wash basin
Sanitary Fixtures	
WC	Wall mounted
Fixtures & Fitting	Chrome finish fitting, Mixers
Plumbing	CPVC for water supply inside the toilet and Kitchen & U.P.V.C pipes for stacks

Washroom

Wall	Tiles (1'x2') Upto false ceiling lvl.
Wall	Highlighter Tiles (1'x2'on one wall) Upto false ceiling lvl]
Flooring	Anti-skid Vitrified Tiles(1'x1') / Anti skid Ceramic Tiles
Ceiling	PVC Panel as per design along with light
Vanity	Vanity with wash basin
Sanitary Fixtures	
WC	Wall mounted
Fixtures & Fitting	Chrome finish fitting, Mixers
Plumbing	CPVC for water supply inside the toilet and Kitchen & UPVC pipes for stacks

Kitchen

Modular Kitchen	With Chimney
Wall	Plastic Emulsion
Counter Top	Granite/Stone
Dado Wall	Tiles 2ft above the counter
Flooring	Vitrified Tiles (2'x4')
Ceiling	PVC Panel as per design along with light
Sink	SS Sink with drainboard

Staircase

Wall (above dado area)	OBD
Flooring	Granite
Dado	Tile/Stone upto 4'height
Railing	MS Railing

Lift Lobby

Wall Paint	Plastic Emulsion
Flooring	Granite
Ceiling	Gypsum ceiling as per design with plastic paint with light

Other Requirements

Entrance Door 8 Ft Height	Wooden Veneer finish door with Hard wood frame
Internal Door (Flush Door)	Laminate with all the required hardware with Hard wood frame
A/C	Provision of sleeves for split A/C

Security System

Security System	Secured Gated Community with intercom. CCTV at suitable places with camera in all lifts.
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Electricals

Modular switches, Copper wiring with MCBs

Power Backup

Reliable Power Backup

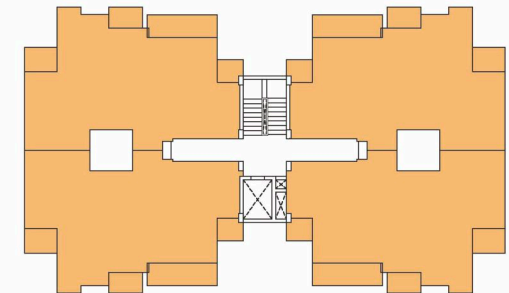
Balcony

Frame Less Glass Railing

FLOOR PLAN

3 BHK + 3 TOI UNIT PLAN

3 BHK
1632 SQ.FT.



KEYPLAN
(TOWER N1 TO N4)

CARPET AREA = 947 SQFT.
BALCONY AREA = 186 SQFT.

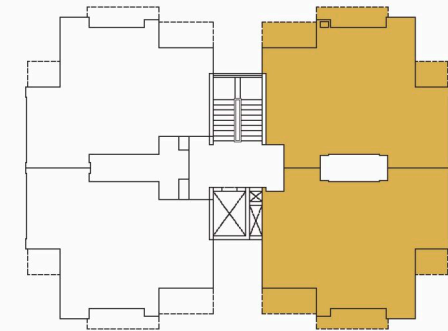
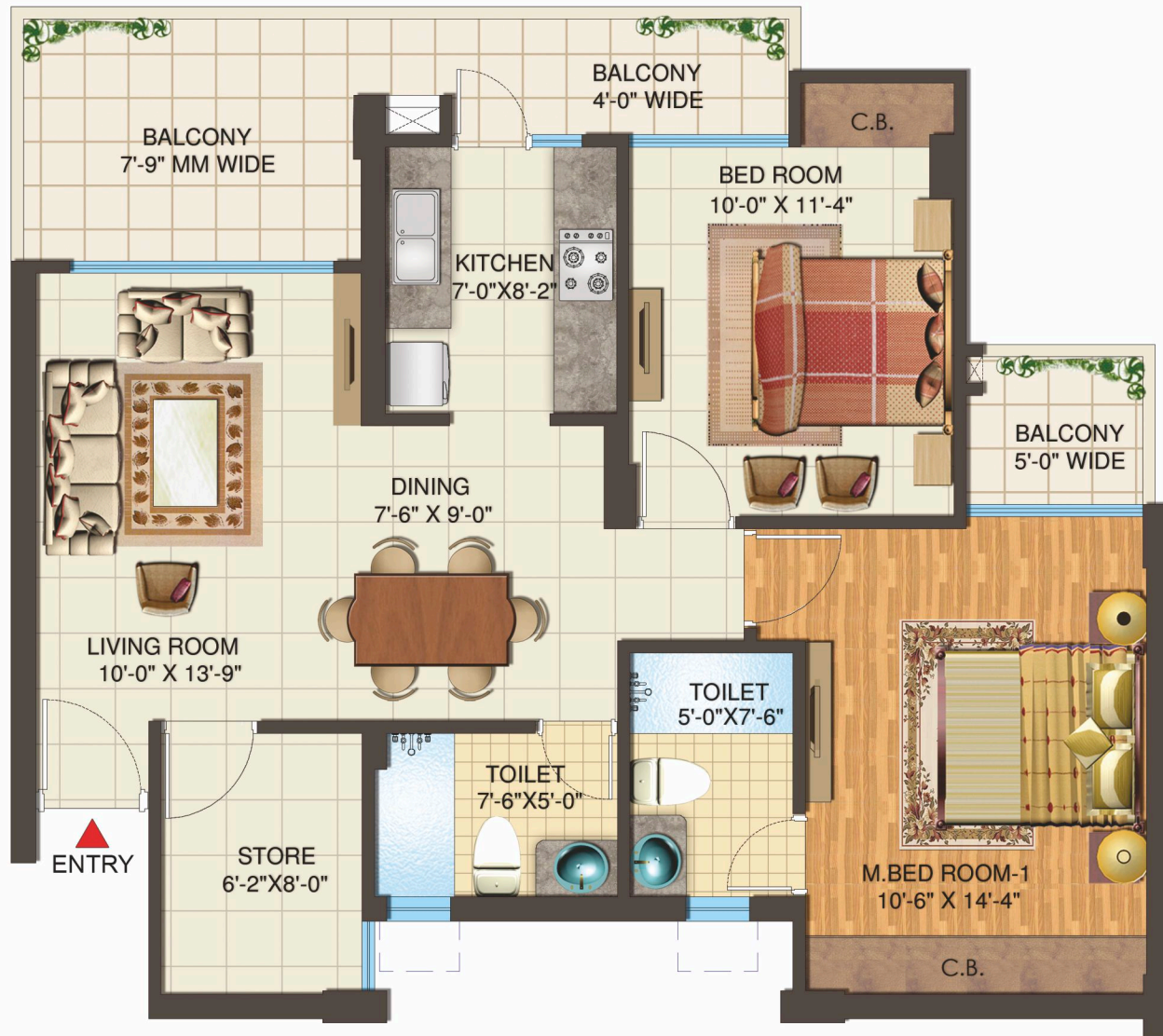
Note - 1sq mtr. = 10.764 sq. ft.

FLOOR PLAN

2 BHK + 2 TOI + STORE UNIT PLAN

2 BHK

1292 SQ.FT.



KEYPLAN
(TOWER P1- P10)

Note - 1sq mtr. = 10.764 sq. ft.

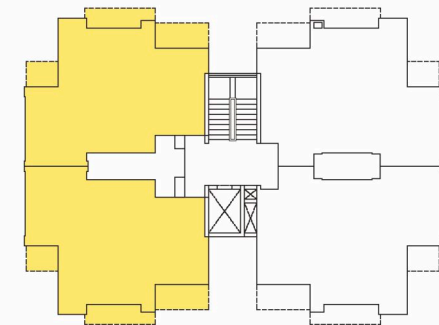
CARPET AREA = 726 SQFT.
BALCONY AREA = 160 SQFT.

FLOOR PLAN

2 BHK + 2 TOI UNIT PLAN

2 BHK

1228 SQ.FT.



KEYPLAN
(TOWER P1-P10 & Q1, Q2)

Note - 1sq mtr. = 10.764 sq. ft.

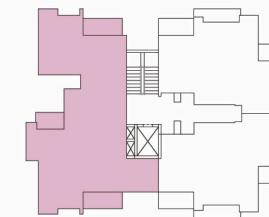
CARPET AREA = 678 SQFT.
BALCONY AREA = 158 SQFT.

FLOOR PLAN

3 BHK + 3 TOI UNIT PLAN

3 BHK

2100 SQ.FT.



KEYPLAN
(TOWER - Q1 & Q2)

CARPET AREA = 1209 SQFT.
BALCONY AREA = 196 SQFT.

Note - 1sq mtr. = 10.764 sq. ft.

DELIVERED PROJECTS



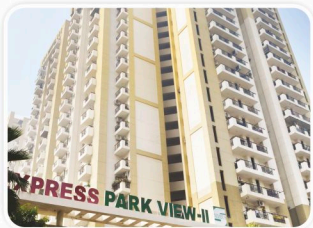
EXPRESS PARK VIEW-I
Greater Noida



THE HYDE PARK
Sector 78 Noida



THE GOLDEN PALMS
Sector 168, Noida

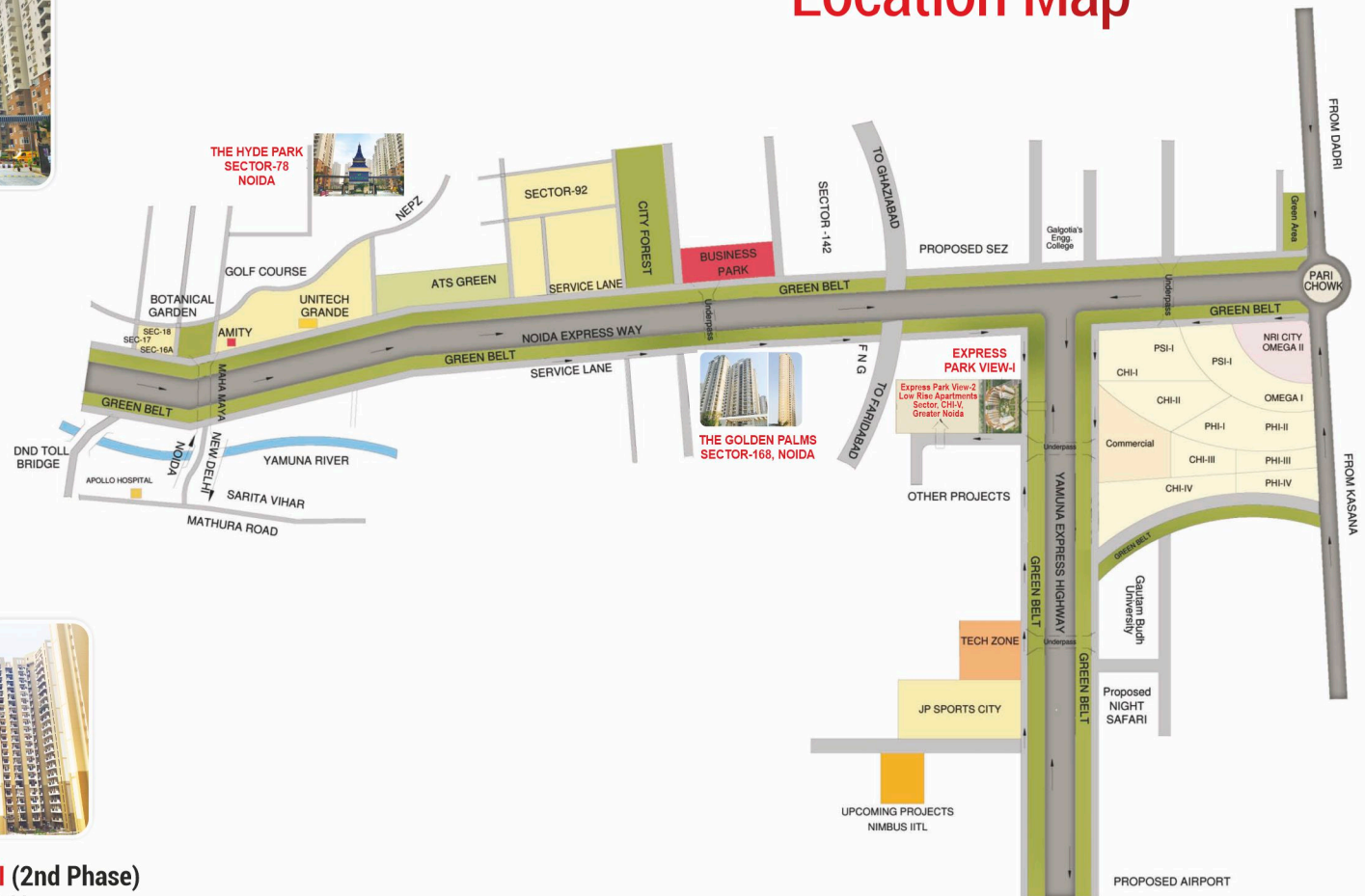


EXPRESS PARK VIEW-II (1st Phase)
CHI-V, Greater Noida



EXPRESS PARK VIEW-II (2nd Phase)
CHI-V, Greater Noida

Location Map



IITL Group



Endless efforts.....to make life better

IITL-NIMBUS GROUP

Site Office: Express Park View, GH-03, Sector CHI-V, Greater Noida (UP)

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