



CLOSE TO LIFE  
CLOSER TO DELIVERY





## Welcome to Taksila Heights

The graceful and rich civilization of Taksila has ignited us with a passion to bring back the heritage of Taksila in the heart of Gurgaon, it is the most cosmopolitan area in India and Taksila is located in Sector 37C, amidst the inhabited societies of HUDA in Sector 9 & 10, SEZ, IT parks and very near to the proposed Metro link. Taksila is just 10 minutes drive from IFFCO Chowk and is centrally located in close proximity to the industrial hubs of Manesar, Daruhera and Bawal.

### Project Promoters



## A Glimpse of Taksila

Taksila is home to peaceful living with a perfect lifestyle. Taksila is living in harmony with nature. The idea of which is coined from the archeological brilliance of Taksila. Apprehending the myriad features of modernity, it is clubbed with a grand entrance gate that welcomes you to this land of serene beauty. Taksila is a neighbourhood with services and serendipity, tempting an enthralling lifestyle.

## Making your dreams come alive at Taksila Heights

Where families will blossom  
Where memories will always be treasured  
Where you cherish the tranquil moments of being together  
Where the artist in you wakes up  
Where fantasy and reality meet under open sky  
Where luxury meets convenience  
Where neighbours become lifelong friends  
Where you feel being on top of the world  
Where beautiful times are treasured with little ones

## Beautiful moments of indulgence

- Imagine yourself by the poolside, basking
- Imagine evenings playing billiards with friends
- Imagine the relaxing elements that rejuvenates you

## Taksila Heights Site Plan



### 3 BHK Unit Plan

(Super area-1537.11 sq ft)

- 2 Bedrooms+Guestroom • 3 Toilets
- Kitchen • Dining • Drawing • 3 Balconies

Master Bedroom	:	11' x 17'-9"
Bedroom	:	10' x 12'
Guest Room	:	10' x 11'-5"
Kitchen	:	10' x 7'-6"
Drawing/Dining	:	11'-6" x 20'-4"
Toilet -1	:	5' x 8'-3"
Toilet -2	:	5' x 7'-6"
Toilet -3	:	5' x 7'-6"
Utility Balcony	:	4'-6" Wide
Balcony	:	5' Wide
Balcony	:	5' Wide



### 4 BHK Unit Plan

(Super area-1894.58 sq ft)

- 4 Bedrooms • 4 Toilets • Kitchen
- Dining • Drawing • 4 Balconies

Master Bedroom	:	11' x 16'
Bedroom-2	:	10' x 11'-5"
Bedroom-3	:	10' x 12'
Bedroom-4	:	10' x 12'
Kitchen	:	8' x 12'
Drawing/Dining	:	14'-5" x 21'-8"
Toilet -1	:	7'-6" x 5'-9"
Toilet -2	:	7'-3" x 5'-3"
Toilet -3	:	5' x 7'-3"
Toilet -4	:	5' x 7'-3"
Balcony-1	:	6' Wide
Balcony-2	:	6' Wide
Balcony-3	:	4'-6" Wide
Balcony-4	:	4'-6" Wide



## Amenities

- Surrounded by sprawling greens, it's a serene place for you and your family to live in. The estate offers affordable Homes with quality features.
- Efficient apartment design for maximum usable area
- An indigenously designed clubhouse with health club complete with sauna & steam
- Yoga , aerobic and outdoor swimming pool
- Badminton & tennis courts
- Dedicated visitors' car park
- Driver/ maid waiting areas with wash rooms
- 100% Power backup
- 24 hour water supply
- Rain water harvesting
- Outdoor children's play area

## Specifications

### LIVING ROOM / DINING ROOM

Floors	: Vitrified tiles
Walls	: Oil bound distempers
Ceiling	: Oil bound distempers
Electrical Fixtures	: Fans, Chandelier, Fancy wall lights Switches
Doors & Windows	: Wooden frames/aluminium frames Flush / Skin doors

### BEDROOMS

Floors	: Creamic Tiles
Walls	: Oil bound distempers, highlighted wall
Ceiling	: Oil bound distempers,
Electrical Fixtures	: Fans, Switches, Fancy wall lights
Doors & Windows	: Wooden frames/aluminium frames Flush doors

### KITCHEN

Floors	: Anti-skid ceramic tiles
Fixtures & fittings	: Granite counter, stainless steel sink chrome plated taps, Individual RO
Walls	: Oil bound distemper, 2 ft high ceramic tiles above counter
Ceiling	: Oil bound distemper
Electrical Fixtures	: Lights, Switches
Doors & Windows	: Wooden frames/aluminium frames Flush doors

### TOILETS

Floors	: Anti-skid ceramic tiles
Fixtures	: Chinaware of reputed brand Chrome plated tapes
Walls	: Designer ceramic tiles up to false ceiling
Ceiling	: False ceiling
Electrical Fixtures	: Exhaust fan, Lights, Switches
Doors & Windows	: Wooden frames/aluminium frames Flush doors

### BALCONIES

Floors	: Anti-skid ceramic tiles
Walls	: Exterior grade paint
Fixtures & Fittings	: Provision for washing in one balcony
Doors & Windows	: Wooden/aluminium framed glass window

### LIFT LOBBY/CORRIDOR

Floors	: Pattern in stone / tiles in lift lobby / corridor
Walls	: Stone finished lift facia, Lime Wash
Ceiling	: Lime Wash

### PLUMBING

Pipes	: Corrosion free Pipes for internal conduiting
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### SERVICES

Telephone	: Intercom facility
Waste Disposal	: Garbage chute
Fire fighting	: Fire fighting system
Common Toilet	: Common toilet for servants/drivers

## Payment Plan

Basic Sale Price (BSP) Specification Parking (Per Bay)

As Applicable Regular: 350/sq.ft, Covered Parking: 2,25,000/-

Premium: 500/sq.ft, Open parking: 1,50,000/-

## Preferential Location Charges (PLC)

First floor: 100/sq.ft, Terrace Garden: 150/sq.ft, Club Facing+Park Facing / Corner, Facing: 150/sq.ft

Second Floor: 75/sq.ft, Club Facing: 100/sq.ft

## PAYMENT PLAN

### Plan-A

#### Construction schedule

At the time Booking  
With in 45 days of Booking  
On start of Excavation  
On foundation laying\or start of construction  
On Start of first floor Roof Slab  
  
On Start of Third Floor Roof Slab  
  
On Start of Fifth Floor Roof Slab  
  
On Start of Seventh Floor Roof Slab  
  
On Start of Ninth Floor Roof Slab  
On Start of Eleventh Floor Roof Slab  
On Start of Thirteenth Floor Roof Slab  
On Start of Internal Plaster  
At the time of Offer of Possession

### Installment Payment Plan

All % payments are inclusive of BSP + Specification charges (BSPS)

10% of BSPS  
15% of BSPS  
7% of BSPS + 50% EDC & IDC  
7% of BSPS + 50% EDC & IDC  
7% of BSPS + 25% of PLC + 25% of Parking + 25% of Club Membership  
7% of BSPS + 25% of PLC + 25% of Parking + 25% of Club Membership  
7% of BSPS + 25% of PLC + 25% of Parking + 25% of Club Membership  
7% of BSPS + 25% of PLC + 25% of Parking + 25% of Club Membership  
7% of BSPS  
7% of BSPS  
7% of BSPS  
7% of BSPS  
5% of BSPS + IFMS + Power backup + Registration charges

### Plan-B Stages

At the time Booking  
With in 45 days of Booking  
At the time of Allotment  
  
On Possession

Down Payment Plan (10% Discount on BSPS)  
All % payments are inclusive of BSP + Specification charges (BSPS)

10% of BSPS  
15% of BSPS  
60% of BSPS + 100% of PLC + 100% of Parking + 100% of EDC & IDC + Club Membership  
5% of BSPS + IFMS + Power backup + Registration charges

#### Notes:

1. Interest Free Maintenance Security (IFMS) will be charged at Rs 50/sq.ft.
2. Power Back-up charges will be charged at Rs 50/sq.ft.
3. Prices are subject to revision at the sole discretion of the company.
4. External Development Charges (EDC)/ Internal Development Charges (IDC) will be charged at Rs 180/sq.ft
5. Maximum PLC on typical unit is Rs 150/sq.ft
6. In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change by the company or by any competent authority
7. Sale price=(Basic Sale Price + Specification)x Area of Apartment.
8. Down Payment Plan shall be calculated taking 10% of (Basic Sale Price+Specification)

# LOCATION MAP



## TAKSILA HEIGHTS

Conveniently located near Hero Honda Chowk, in close proximity to proposed ISBT & Metro

Developed & Managed by



An affiliate of GID & Akridge of USA

**Corporate office : PIEDMONT DEVELOPMENT COMPANY PVT. LTD.**  
 423, 424 & 426, 4th Floor, Tower - B, Sohna Road, Sector - 47, Gurgaon, Haryana - 122002  
 For enquiry please contact (T) : 0124-4130600 (W) : [www.piedmont.in](http://www.piedmont.in)

\*This booklet is purely conceptual and not a legal offering. Further, in the interest of maintaining high standards, the company architect reserve the right to modify any detail / Specification/Feature shown and presented here. Further marble, granite and other natural stones are subject to natural variations in texture and colour over time. All areas & plans in this brochure are subject to change 10.764 Sqft= 1 Sqmt= 1.196 Sq Yards and 3.28 ft= 1 Meter. All dimensions shown in feet-inches and meters are close approximations to metric dimensions.\*