

Live the good life at Capitol Heights



A PROJECT BY: **TATA** REALTY AND INFRASTRUCTURE LIMITED



A fitting tribute for  
the who's who of Nagpur.

Capitol Heights is located in Medical Square, the heart of Nagpur which itself is the centre of the country. Nagpur also has the distinction of being the winter capital of the state. The Capitol Heights emblem is inspired by the Zero Mile structure that marks Nagpur as the centre of the country.

The 'Heights' in Capitol Heights cues the fact that it will come up on an elevated podium and will soar 19 storeys, gazing magnificently over the cityscape in all directions.

Capitol Heights will offer a superlative standard of luxury, destined to make it the preferred destination of choice for Nagpur's who's who.





Perspective  
view





### Exclusive and private

Capitol Heights is a gated community. When you live in a privileged enclave, you get unrivalled privacy and white-gloved respite from the outside world. Your children can safely play along the paths. (We have a 'no vehicle' rule on the podium.)



### Secure and safe

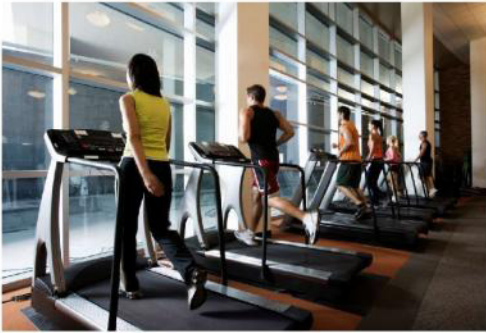
To begin with, the high compound walls provide a reassuring perimeter. Then there's the triple-layered security – a 24-hour monitored main gate, a guard in every lobby that's also furnished with the latest electronic surveillance systems including CCTVs, and a video phone at your door.



An amphitheatre  
and the swimming pool may  
seem like deluxe perks.

For Capitol Heights  
residents they are standard  
clubhouse facilities.

When you acquire an apartment at Capitol Heights,  
you also get the attendant luxury lifestyle associated with this  
uber-luxury residential complex.



### State-of-the-art gym

A fully appointed fitness centre includes music systems and TV sets to keep you entertained as you burn those calories. Lose weight, get in shape or get ripped while tuned to the latest chartbusters.

### Squash court

Capitol Heights offers one of the finest squash facilities in Nagpur. The court is conveniently lit for evening play and is purpose-built to withstand heavy use. The finest material ensure performance and safety standards.



### The swimming pools

A custom-built resort-style pool for adults and an adjoining kiddies pool means you can introduce the little ones to water while keeping a guarded eye on them. The rippling waters are a luring invitation for the entire family – for leisurely frolicking or swimming laps for exercise.





### Indoor games

Try your hand at bridge or poker and stay intellectually engaged and challenged. Or shoot pool at the billiards table. Want something a bit more sprightly? Head off to the table tennis tables. Indoors needn't mean boring ever again.

### Drama and theatre

A giant open air amphitheatre is the ideal venue to host cultural activities and celebrate festivals with friends and neighbours. And a comfortable mini-theatre means you can enjoy a cozy screening of the latest blockbuster without straying far from home.



### Food and beverage area

The moment is magic. The location is breathtaking. The food is perfect. Celebrations take on a whole new meaning at Capitol Heights. Be it a corporate outing, an intimate dinner with a few friends or a big birthday party, do it all in 5-star style right here.

### Creche

A fine place for your little one to meet other little ones. The crèche at Capitol Heights provides a safe and supervised sanctuary for toddlers while the parents are at play in the clubhouse.





Life beyond the  
clubhouse.

And there's plenty of it,  
believe us.

Beyond the pool, the fitness centre and the recreation  
at the clubhouse, there are tonnes of other  
things to do. All you have to do is find time for it.



Details,  
details, yet more details.

Will the  
fastidiousness ever cease?

There are some that you expect, some that you are genuinely pleased with, and then there are some you never imaged. Not us. We've carefully thought through all the tiny details that deliver a consummate luxury living experience.

### Visitor's waiting area

Every lobby has a comfortable waiting area where you can receive your guests. This allows you to scrutinize and verify the bonafides of your visitors in a public place under the watchful eyes of the security guards stationed there.



### Chauffeurs' rooms

Capitol Heights has a dedicated area for chauffeurs to wait in. Which means you won't find them loitering around on the pathways or in the car park. This room is clean and comfortably appointed with toilets. It has intercom facilities should you want to summon your chauffeur.



### Video phones

A video phone system in every apartment means you can screen visitors and hired help before you let them in. This is in addition to the security details at the main gates and in the lobby of every apartment block.



### Rain water harvesting

Conservation and sustainable living are part of the ethos at Capitol Heights. We're investing in a state-of-the-art rain water harvesting system that will ensure that rain water is stored and re-used, reducing the strain on the city's water supplies.

### Solar power

Reducing electricity consumption is a vital part of being environmentally friendly. We're installing solar panels that will convert solar energy into electricity that can be stored and used for lighting common areas.



**Green features and practices.**  
**Because you want to leave a lot more**  
**as a lasting legacy.**

TRIL have initiated a lot of green practices that are simple, practical and beneficial to our immediate society and the planet as a whole. For when we take care of the earth, it takes care of us.

**Water use reduction**

**Landscaping**  
 Capitol Heights intends to eliminate potable water for use either in landscaping or for gardening. The trees we plant are not only indigenous but also have great aesthetic value and environmental benefits in terms of glare and dust control as well as cooling of the atmosphere. Their perennial character will allow easy sustainability in terms of low water requirement. All the landscape horticulture will be irrigated with drip and sprinkler system for which recycled water from sewage treatment plant will be used, avoiding municipal water use. A sewage treatment plant will recycle and reuse the water on site.

**Efficient water fixtures**

To reduce water use we have installed low-flow fixtures in all apartments. Additionally, to reduce the load on municipal water, treated water will be made available to all apartments for flushing.

**Rainwater harvesting pits**

Capitol Heights would be a zero discharge site where all the rainwater would be harvested through rainwater harvesting pits that would recharge the ground water levels.

**HVAC system**

The HVAC system is not provided for individual homes, but it is recommended that residents use CFC-free and at least BEE 3 star rated for energy efficiency. (BEE is Bureau of Energy Efficiency which rates all electric appliances for energy efficiency the rating is in form of stars from one to five, five star rating is the highest and is awarded to the most energy efficient appliance).

**Lighting Power and Controls**

We've tried to ensure that maximum natural daylight is available everywhere to considerably reduce the Lighting Power Density (LPD). The LPD can be defined as the lighting load in terms of watts in a given area. The large windows in the living and bedrooms ensure that daylight factor of more than 2% is achieved which is better compared to normal standards. Selection of Energy Efficient Luminaries in the common area is done, keeping in mind the visual comfort, operation and maintenance of the same.

The lighting fixtures in the common lobby, outdoor and landscape areas are energy efficient. The fixtures are low on energy and provide good lighting.

We will use CFL (compact fluorescent lamps) and T-5 / T-8 FTL (fluorescent tube lights) that have high efficacy levels along with the electronic ballast for parking area.

The aim is to achieve the common area LPD around 0.37 w/sq.ft; whereas in the parking areas the same is around 0.23 w/sq.ft.

The control of lighting plays a significant role in energy optimization.

**Ventilation and outdoor air delivery system**

The architectural design is such that there is ample amount of natural ventilation provided to all residential flats. All the windows and doors are designed to provide excellent cross-ventilation. The indoor air-quality is also taken care of with the help of the exhaust systems and the provisions are made to exhaust the kitchen and bathroom.



**Volatile Organic Compound**

Volatile Organic Compounds or VOCs are the gases which are emitted by fabrics / paints / sealants / adhesives / varnishes / cleaning agents / copier toners and to a certain extent even perfumes. To control the VOC content in the above materials, extra efforts were made to search and procure the materials that contain very low VOC.

The paints used for exteriors as well as for interiors are low VOC paints. Even after using all the low VOC materials for construction and taking utmost care in construction, there might still be a possibility that there might be foul smell of paints; varnish etc or the materials might emit some VOC content initially. Hence the developers have given a commitment to perform the building flush-out for a period of 2 weeks after construction and all the interiors work is completed. This will remove any contamination, if present.

**No smoking**

The Building has been declared as a non-smoking building, and smoking in lobby areas and also at the entry/exit is prohibited. The policy is declared primarily to minimize the exposure of tobacco smoke to non-smokers and to reduce the adverse health impacts arising due to passive smoking.

**Materials and resources**

**Recycling facilities**  
 We have a recycling program in place at the building site. There are separate bins provided in each house to dispose of paper, plastic and organic waste. The building has a common collection and storage area at the ground floor. Paper, plastics and metals can be sold off for recycling from here. The organic waste would be transmitted to the 'organic waste converter' and then to the composting trays where it is converted to



manure for use in landscape area.

**Construction waste**

Minimizing the disposal of construction waste not only makes good environmental sense, it can save costs and reduce burden on landfill. All the waste generated onsite during construction will either be reused or sold as scrap for recycling.

**Recycled materials**

The project team has used products, materials and furnishings that have recycled content to reduce the demand on virgin materials and the consequent impacts on our natural resources. Some of the recycled materials used in the project are aluminum and tiles.

**Local materials**

The promoters encouraged the use of local materials so as to reduce the environmental impacts of transport and support the local economy. Focus was on procuring all the building materials within 500 kms of the project site. This also ensured that the construction cost is also within the limits, the benefit of which can be passed on to residents.





JAMSHETJI TATA  
set up India's first textile mill  
in Nagpur,  
way back in 1877.

Who else  
could bring you this  
magnificence  
but India's most iconic  
business group.

Capitol Heights is brought to you by Tata Realty And Infrastructure Limited, (TRIL) a 100% subsidiary of Tata Sons. TRIL was set up to focus on projects in the real estate and infrastructure sectors.

TRIL is also committed to the local communities where it operates. The primary focus is on improving lives through its 'make a difference' philosophy by establishing quality residences and infrastructure, and providing employment opportunities.

The five Tata core values – integrity, understanding, excellence, responsibility

and unity – guide all business endeavours of the group, and TRIL is proud to chart its course relying on them.

Of course, the Tata name needs no introduction – throughout the world, and especially in Nagpur. (Jamsheji Tata set up India's first textile mill in Nagpur, way back in 1877. Even today, the Tata group manages some of Nagpur's finest schools.)

Not just with quality, Tata is also synonymous with trust and reliability, which means you have the assurance of a smooth transaction.

TRIL'S ONGOING REAL ESTATE  
& INFRASTRUCTURE PROJECTS INCLUDE:



TRITVAM

**Tritvam**

Tritvam is a luxury waterfront residential project on Marine Drive, Kochi. It boasts 3/4 BHK apartments spread across 5 towers and a signature iconic tower. Residents will enjoy spectacular views of the Arabian Sea and dulcet bird calls from the adjacent Manalavanam bird sanctuary.



TRILIUM

**Trilium**

A 7 lakh sq. ft mega mall coming up in the heart of Amritsar, Trilium is an eclectic blend of retail and entertainment spaces that include hypermarket, departmental stores, family entertainment centre, 6 screen multiplex, food court and banquet hall.



RAMANUJAN  
IT City

**Ramanujan IT City**

An integrated IT City spread over 25 acres at Taramani, Chennai, Ramanujan IT City comprises a world-class IT/ITES Special Economic Zone (SEZ), Service Apartments and International Convention Centre.



TRIL IT4

**TRIL IT4**

A state-of-the-art multi-tenanted facility located at Infinity Park in Malad, Mumbai, TRIL IT4 is home to top IT/ITES Companies, with a total builtup area of approximately 7.2 lakh sq. ft.



PSE

**World-class Pune-Solapur**

The expansion of the 110 km Pune-Solapur Expressway from a two-lane to a four-lane highway is now complete. Developed jointly with Atlantia S.p.A, Italy – it is a step forward in creating a world class road network.

**TCS Sahyadri Park**

A 2.5 million sq. ft IT campus in Pune, spread over 48 acres in the scenic Sahyadri hills, TCS Sahyadri Park is one of the largest campuses created for the global IT firm - Tata Consultancy Services (TCS).

Location  
map



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**CAPITOL HEIGHTS**

Premium Residential Apartments

**NAGPUR**

TRIF Real Estate & Development Pvt. Ltd.  
Rambagh Road, near Medical Square, Nagpur 440003  
Tel: +91 712 6590001 | [www.capitolheights.in](http://www.capitolheights.in)