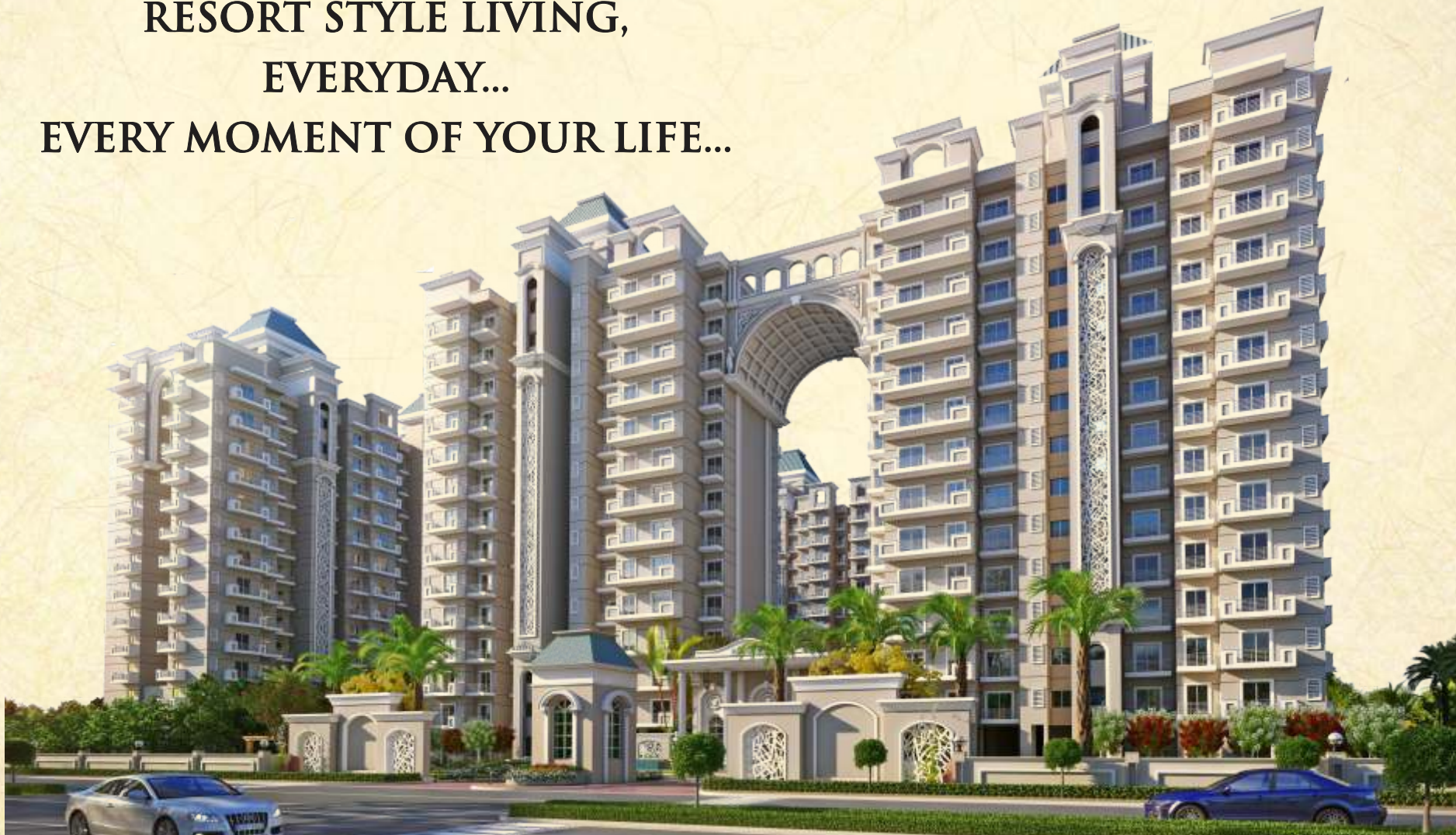




SECTOR - 22, DHARUHERA

WHERE LUXURY MEETS AFFORDABILITY

RESORT STYLE LIVING,
EVERYDAY...
EVERY MOMENT OF YOUR LIFE...



PREMIUM 2 & 3 BHK APARTMENTS INSPIRED BY ROMAN HERITAGE

LUXURIOUS CLUB WITH 5 STAR AMENITIES





WORLD CLASS AMENITIES



GYMNASIUM

**SWIMMING POOL
WITH JACUZZI**



WORLD CLASS AMENITIES

DEDICATED SPORTS ZONE



PERSONALIZED MOVIE THEATRE





WORLD CLASS AMENITIES



SPA & SALON

RESTAURANT

WORLD CLASS AMENITIES



CRÈCHE

AC WAITING LOUNGE





WORLD CLASS AMENITIES



BELL DESK

**CONCIERGE
SERVICE**



WORLD CLASS AMENITIES



CAR WASH POINT



LAUNDROMAT

PROJECT HIGHLIGHTS

- European Construction Technology That strengthens structure as well as makes it Energy Efficient, with Huge saving on **Air Conditioner** and **Heater Electricity Bills** & Providing:
a) Thermal Insulation b) Sound Insulation c) High Control over Seepage
d) Bullet Proof & Fire Resistance
- Green Building Concept based construction
- Air-conditioned Waiting Lounge & Reception.
- Bell Desk with Luggage Trolley in all towers.
- Premium Club facilities like **Personalized Movie Theatre, Swimming Pool, Splash Pool, Jacuzzi, GYM, Aerobics Room, Salon & Spa, Concierge Service, Guest Rooms, Cards Room, café & Restaurant** etc.
- Approx. 40,000 Sq. Ft. of **Dedicated Sports Zone** with Playing Courts for **Lawn Tennis, Basket Ball, Badminton** and **Skating Rink** etc.
- Recreational Zone for elders, Social Activities, Relaxation, Kids Play Area, Garden Pavilion and Palm Court etc.
- creche, Laundromat, Car Wash Point and Local Shopping Complex.

Resort Like Amenities within the Complex



AC Waiting Lounge



Swimming with Splash Pool



MP Theatre



Dedicated Sports Zone



Construction Technology

Casa Romana is being built with Green Building Concept and European Construction Technology. We are using EPS panels for the construction of the external walls of the building, which would provide several benefits like

Thermal Insulation: Since these walls contain a layer of High quality insulation material it allows:

- Heat Retention within house in winters.
- Cool retention within house in summers.

Thus, Saving electricity cost of Air Conditioning & heating energy needs.

Earthquake Resistant: Since each individual panel connects to the neighboring panels/ columns/ slabs/ beams to become monolithic/ joint-less part of structure. In an event of earthquake, it becomes impossible for it to crack or collapse as compared to brickwalls that are a major reason of life loss because of joint failure & then collapsing.



Construction Technology

Fire Resistant & Bullet Proof: Technology has been widely used in combination with other structure technologies in some of the premium/tallest buildings in the world including Dubai to deal with high safety requirements and harsh weather conditions. Several tests have been conducted with various ammunitions of different caliber to ensure that the walls are bullet proof to the level that it can ensure enough safety against large wind projectiles during storms.

Sound Insulation: The layer of high quality insulation material in the walls will absorb/reflect most of the sound.

Other Benefits:

- Accurate & high structural stability as compared to conventional construction methods.
- Flexibility- Switch/Sockets can be added/relocated (by technical professionals).
- High control over Leakage/Seepage.

UNIT PLANS

2 BHK



APPROX.
Super Buildup Area - 980 Sq. Ft.
Carpet + Balcony Area - 631 + 77 Sq. Ft.



2 BHK + Study



APPROX.
Super Buildup Area - 1225 Sq. Ft.
Carpet + Balcony Area - 795 + 100 Sq. Ft.



UNIT PLANS

3 BHK



3 BHK + SR



SITE MAP



SPECIFICATIONS

STRUCTURE

- European Construction Technology that strengthens structure as well as makes it healthy and energy efficient
- Earthquake resistant
- Green Building Concept construction

WALL FINISH

Drawing & Dining	POP/ putty punning on walls with pleasing shades of paint & a Designer Wall
Bedrooms	POP/ putty punning on walls with pleasing shades of paint
Lift & Lobby	Marble/ Granite cladding & tile flooring
External	Elegant permanent finish paint

FLOORING

Drawing & Dining	Vitrified (2'x2')/ Wooden/ Textured Flooring or similar
Bedrooms	Vitrified (2'x2')/ Wooden/ Textured Flooring or similar
Study	Vitrified (2'x2')/ Wooden/ Textured Flooring or similar
Servant Room	Ceramic tile Flooring or similar
Balconies & Bathrooms	Antiskid ceramic tiles 1' X 1' or similar
Staircase	Marble/ Stone step & riser with MS railing & hand rail Antiskid ceramic tiles 1' X 1' or similar

KITCHEN

Counter	Granite counter with stainless steel sink & premium CP fittings
Wall Tiles	500 mm tiled Dado area

BATHROOMS

Walls	Ceramic tiles upto 7 ft height in 1'x1' or similar
CP Fittings	Premium quality fittings
Sanitaryware	Premium quality fittings

DOORS & WINDOWS

Main Door	8 Ft High Skin/ Flush Door with magic eye, security door chain & provision for fly mesh/ security door.
Internal doors	Moulded skin doors or similar
Windows	Powder coated Aluminium/ composite glazing SS Curtain Rod on balcony doors & windows in all rooms

AIR CONDITIONING

Provision for AC in Drawing/ Dining & all bedrooms

ELECTRICALS

Light fittings & Fan in each bedroom (of standard make)
Phone & T.V. outlet provision in all rooms

PLATINUM SERIES APARTMENT*

Luxuriant Beds, Dining Table and Sofa Set
High-end Kitchen/ Wardrobe
Premium Professional POP work including mouldings/ cornice & decorative fire place
Luxurious Sanitary ware - Vitra, Kohler, American standard or equivalent
Luxurious CP fittings - Roca, Kohler, Grohe or equivalent
Flooring: Premium tiles or similar
Walls (Bathroom): Premium tiles or similar
A/Cs, Geysers, Curtains
Home Automation
Premium Switches, Electric fittings & Chandelier
Looking Mirror in all bathrooms & glass shower partition in Master



Location Map

Master Plan Dharuhera 2021

Located on **250** ft. wide
**Dharuhera - Bhiwadi
Expressway**




From DHARUHERA to
Gurgaon - 30 min
IGI Airport - 45 min
Manesar - 15 min
Delhi - 45 min
Alwar - 1.5 Hour
Rohtak - 2 Hour
Jaipur - 3 Hour 30 Mins.
(Note: Travel time may
depend on actual traffic conditions)

Not to Scale

Visual representation shown in this map are purely conceptual. Presentation above are tentative and Subject to variation & Modification by the competent authorities sanctioning plans. Proposed items used here are from various published and electronically available sources. We have taken care to verify and cross check the accuracy of the same. However,

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- Legend:
- dpl** Residential Projects (Red square)
 - dpl** Commercial Projects (Blue square)
 - Residential (Yellow square)
 - Commercial (Light blue square)
 - Industrial (Pink square)
 - Transport (Dark blue square)
 - Proposed RRTS** (Red hatched line)
 - Proposed MRTS** (Blue hatched line)
 - Proposed MRTS Station** (Orange circle)
 - Proposed RRTS Station** (Dark blue circle)
 - Aravali Hills (Green tree icon)



**LOVE
FEELINGS
TOGETHERNESS
& FAMILIES**
are nurtured here
“CASA ROMANA”

DWARKADHIS PROJECTS PVT. LTD.

Corp. Off.: Bldg# 2007, Main Road, Sector 45, Gurgaon, Haryana -122003 (close to Huda City Metro Station)

Sales : **9015 25 25 25** | CRM : 80 1009 1009 | Email : sales@dpl.co.in | web : www.dpl.co.in

License No. 13 of 2013 dated 18/03/2013, Residential Group Housing Colony, 13.237 acres, M/s SKG Buildcon Pvt. Ltd. & M/s Ambition Colonisers Pvt. Ltd., No. and date of the revised approved layout plan – ZP- 873/AD (RA)/2014/15199 dated 14/07/2014 in collaboration with M/s Dwarkadhis Projects Pvt. Ltd., Total No. of Flats- 945, Provision of Nursery/Primary School, Community Centre/Club & Shopping Centre, etc.

Note : Visual representation shown in this brochure are purely conceptual. All Building Plans, Layout Plans, Floor Plans, Super Area, Specifications and Brand Names etc. are tentative and subject to variation & Modification by the company or the competent authorities sanctioning plans.

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