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INVESTMENT ADVISORS



THE HYDE PARK

Affordable Living at Sector 78, NOIDA



P R E S E N T I N G

TheHydePark



Club View

An Unpolluted Life.
An Energy Efficient Living. Low Operating Cost.

Affordable Living at Sector 78, NOIDA

Live a life surrounded by soothing greenery,eco friendly environment spread across 15 acres.

Come, live in an Eco-friendly location

The Hyde Park is located in an Eco friendly Region Sec.78, just next to sector 50 Noida, where you will be in close vicinity with Metro Stations, Express way, Shopping complex, Educational hub & Hospitals. A location cherished by all, here life is full of comfort like nowhere else.

- 10 minutes drive from Sec. 18 Market
- 15 minutes drive from DND & Kalindi Kunj
- 5 minutes drive from existing Metro Station
- 10 minutes drive from Fortis Hospital
- 5 minutes drive from Sai Temple, Noida

Facilities for a good living

Be it kids, youngsters or the eldest ones of the family, in The Hyde Park everyone will find reasons to celebrate life to the fullest Lifestyles for all age group, here joys are endless & fun forever.

- Swimming pool & Kids Pools
- Lavish Gardens • Kids Playing Zone
- Barbeque & Party Lawn
- Jogging track
- Multi-purpose Hall
- Yoga & Meditation Center
- Cafeteria • Business Lounge

Project Features

- 3 side open corner plot, two entrances from 45 mtrs. Wide road and other 1 entrance from 18 mtrs. wide road.
- All Flats are 3 side open and corner for more light, ventilation and picturesque view
- HIGH level club Green environment and eco-friendly concept
- Good Connectivity from all the corner of NCR.
- Designer Landscaping with Ample Open area.

Specifications

Living / Dining Room

Floors	Vitrified tiles
External Windows	U.P.V.C Sliding Type With 4mm Glazing
Walls	Acrylic Emulsion paint on POP Punning
Internal Doors	Moulded Skin Flush Door & Hardwood Frames
Ceiling	POP Punning Finish
Entrance Door	Teakwood Finish Decorative Door of 8 ft height

Master Bedroom

Floors	Laminated Wooden Flooring in 4 & 3 BHK and Vitrified Tiled in 2 & 1 BHK
External Windows	U.P.V.C Sliding Type With 4mm Glazing
Walls	Acrylic Emulsion paint on POP Punning
Internal Door	Moulded Skin Flush Door & Hardwood Frames
Ceiling	POP Punning Finish

Bedroom

Floors	Vitrified tiles
External Windows	U.P.V.C Sliding Type With 4mm Glazing
Walls	Acrylic Emulsion paint on POP Punning
Internal Door	Moulded Skin Flush Door & Hardwood Frames
Ceiling	POP Punning Finish

Toilet (Master Bedroom)

Floors	Anti Skid Tiles
Windows	Aluminium Shutters
Fixtures and Fitting	Chrome Finish Fitting, Mixers
Sanitary ware	Quality Chinaware, Granite Counter
Walls	Combination of Ceramic Tile with Plaster & O.B.D
Internal Door	Flush Door Shutters With Hardwood Frames
Ceiling	Gypsum Grid Ceiling

Toilet (Other Bedroom)

Floors	Anti Skid Tiles
Windows	Aluminium Shutters

Fixtures and Fitting	Quality Chrome Finish Fitting, Mixers
Sanitary ware	High Quality Chinaware, Marble Vanity Counter
Walls	Combination of Ceramic Tile with Plaster With O.B.D
Internal Door	Flush Door Shutters with Hardwood Frames
Ceiling	Gypsum Grid Ceiling

Kitchen

Floors	Anti Skid / Vitrified tiles
Windows	Aluminium Glazing
Fixtures and Fitting	Granite Counter, World Class Chrome Finish Fittings
Walls	Combination of Ceramic Tile with Plaster With O.B.D
Other Utilities	SS Double bowl Sink With Drainboard

Balcony Areas

Floor	Anti Skid
Walls	Tex-Matt or Apex Equivalent
Ceiling	O.B.D

Main Entrance Lobby

Floor	Floor In Combination With Marble/Granite Tiles
Walls/Dado	Granite Cladding Upto 3' With border And textured Paint above Lift Front Wall Only
Ceiling	O.B.D
Exterior Finish	External double layer plaster with textured Paint/permanent finish

Security System

Secured Gated Community with Intercom. CCTV at Suitable Places with Camera in all Lifts.





Commercial View

SCHEDULE OF PHASE WISE POSSESSION

Phase - 1

Tower **A,B,C,D - Possession Delivered**

Phase - 2

Tower **E,X,F,G,H,J,K,L,M,N,O,P,V
Possession Delivered**

- Facilities
- Water Fountain
 - Skating Ring
 - Maze
 - Cricket Pitch
 - Meditation Court
 - Jogging Track
 - Children's Play Area 1
 - Lawn
 - Lawn Tennis
 - Outdoor Gym

Phase - 3

Tower **Y,Q,R**

- Facilities
- Club & Commercial
 - Swimming Pool
 - Amphi Theater
 - Basket Ball
 - Kids Pool
 - Children's Play Area 2

Phase - 4

Tower **S,T,U**

- Facilities
- Badminton Court

RERA Registration Number

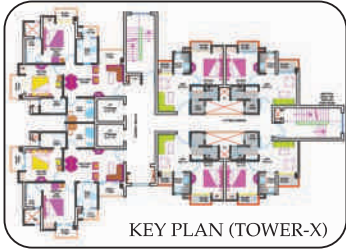
For TOWER-Y,Q,R - UPRERAPRJ9214

For Commercial - UPRERAPRJ10533

For Tower - S,T,U - UPRERAPRJ9689



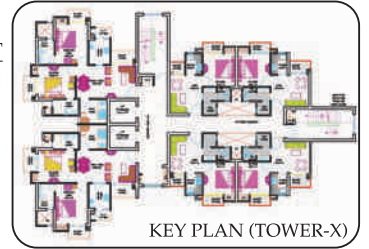
CARPET AREA = 311 SQ.FT
BALCONY AREA = 48 SQ.FT



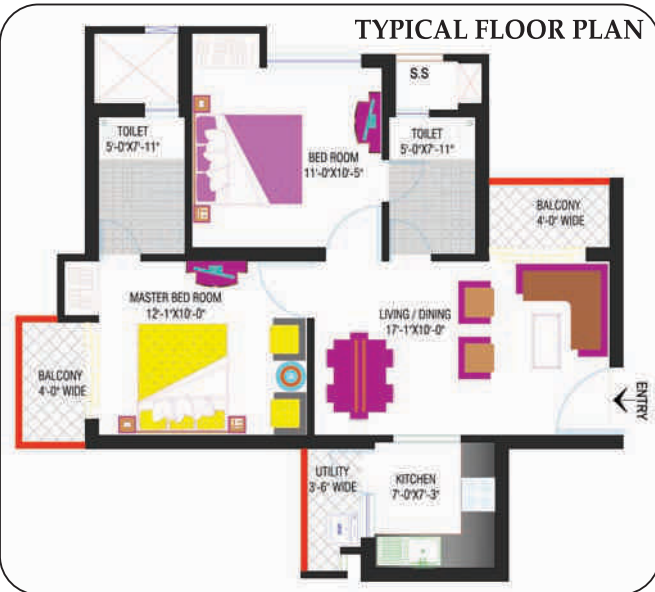
ONE BED UNIT



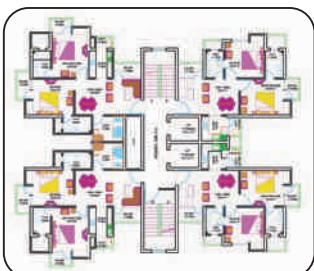
CARPET AREA = 311 SQ.FT
BALCONY AREA = 64 SQ.FT



ONE BED UNIT



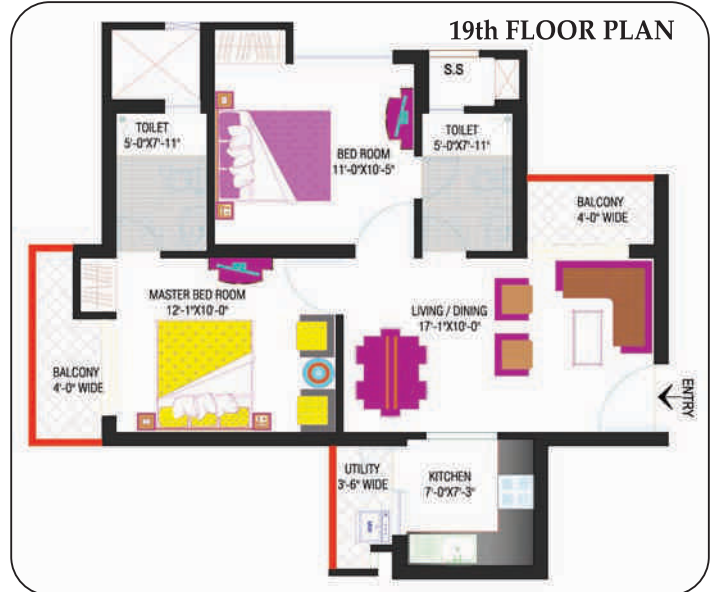
CARPET AREA = 573 SQ.FT
BALCONY AREA = 81 SQ.FT



KEY PLAN (TOWER-E, F, J, L & O)
2 BED + 2 TOILET UNIT



KEY PLAN (TOWER-G, K, M, P & Q)
2 BED + 2 TOILET UNIT



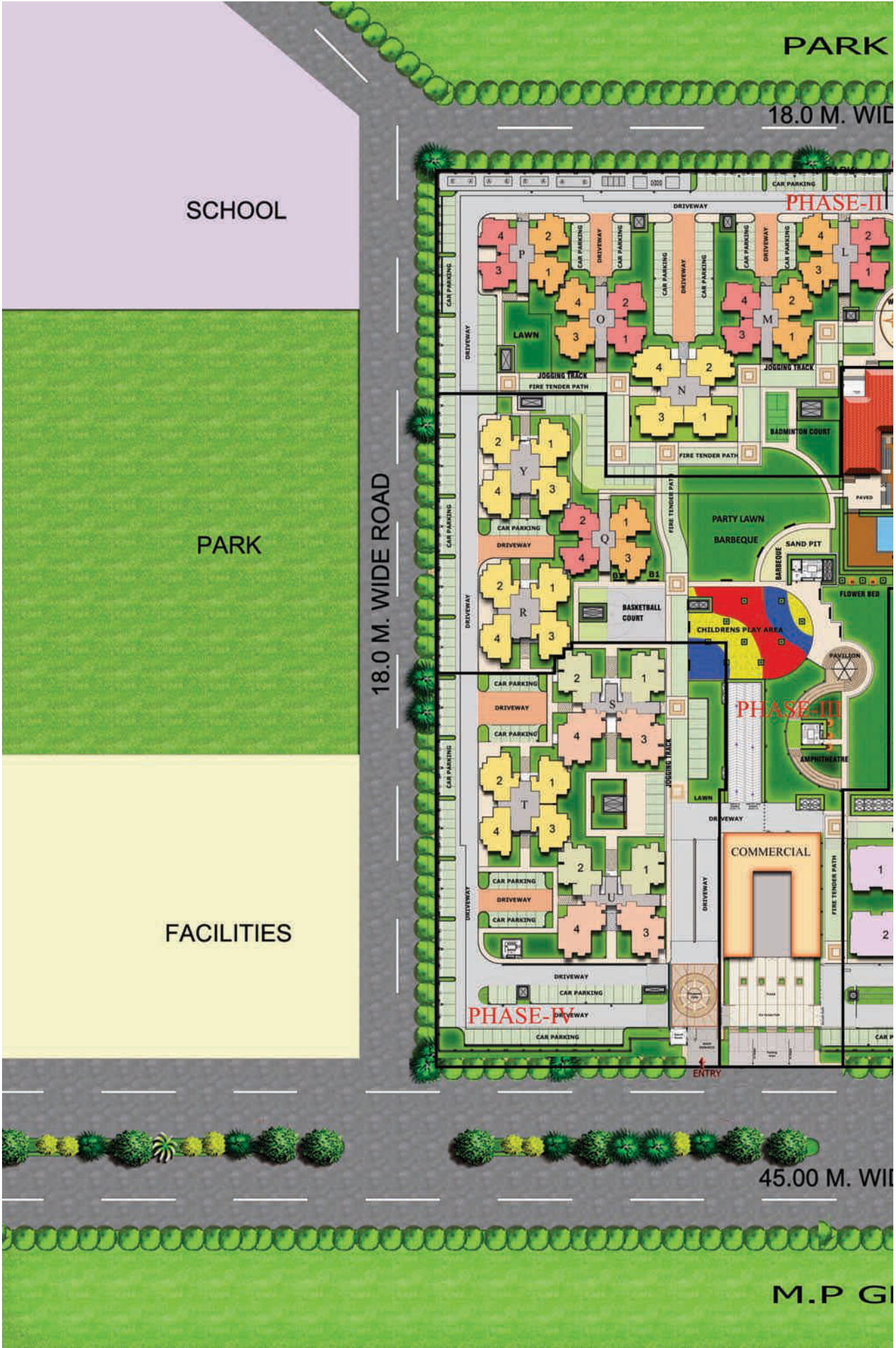
CARPET AREA = 573 SQ.FT
BALCONY AREA = 90 SQ.FT



KEY PLAN (TOWER-E, F, J, L & O)
2 BED + 2 TOILET UNIT



KEY PLAN (TOWER-G, K, M, P & Q)
2 BED + 2 TOILET UNIT





LEGEND

- Water Fountain
- Jogging Track
- Club
- Meditation Court
- Skating Ring
- Kid's Pool
- Main Pool
- Amphitheatre
- Party Lawn
- Maze
- Children's Play Area
- Lawn
- Barbeque
- Basketball Court
- Flower Bed
- Lawn Tennis
- Cricket Pitch
- Badminton Court

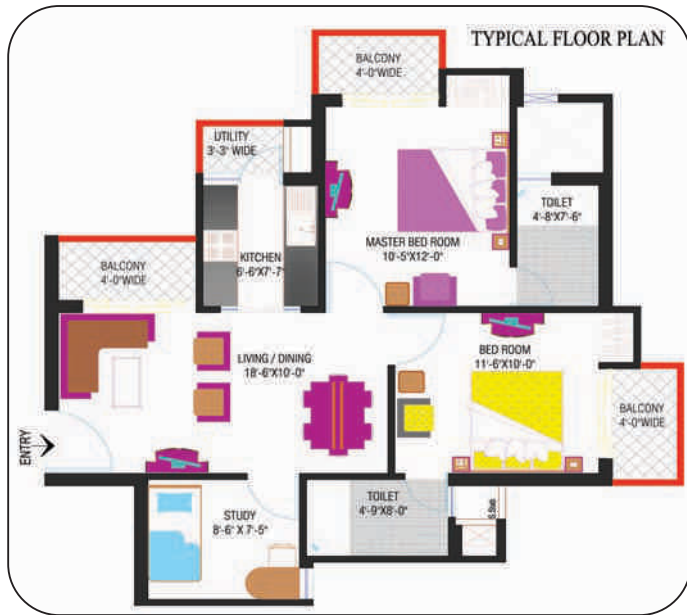


CARPET AREA

311 SQ.FT		1 BED ROOM
1528 SQ.FT		4 BED + 5 TOILET + SERVANT
573 SQ.FT		2 BED + 2 TOILET
653 SQ.FT		2 BED + 2 TOILET + STUDY
789 SQ.FT		3 BED + 2 TOILET
922 SQ.FT		3 BED + 3 TOILET
1151 SQ.FT		3 BED + 4 TOILET + STUDY
		COMMERCIAL
		CLUB

MASTER LAYOUT PLAN

ARCHITECT:- VAIBHAV JAIN & ASSOCIATES
 195, RAM VIHAR, DELHI - 110092
 PHONE : 011-40740000



CARPET AREA = 653 SQ.FT
BALCONY AREA = 107 SQ.FT



KEY PLAN (TOWER-X)
2 BED + 2 TOILET UNIT+STUDY



KEY PLAN (TOWER-G,K,M,P & O)
2 BED + 2 TOILET UNIT+STUDY



KEY PLAN (TOWER-E,F,J,L & O)
2 BED + 2 TOILET UNIT + STUDY



KEY PLAN (TOWER-B,D,H,N,R,T & Y)
3 BED + 2 TOILET UNIT



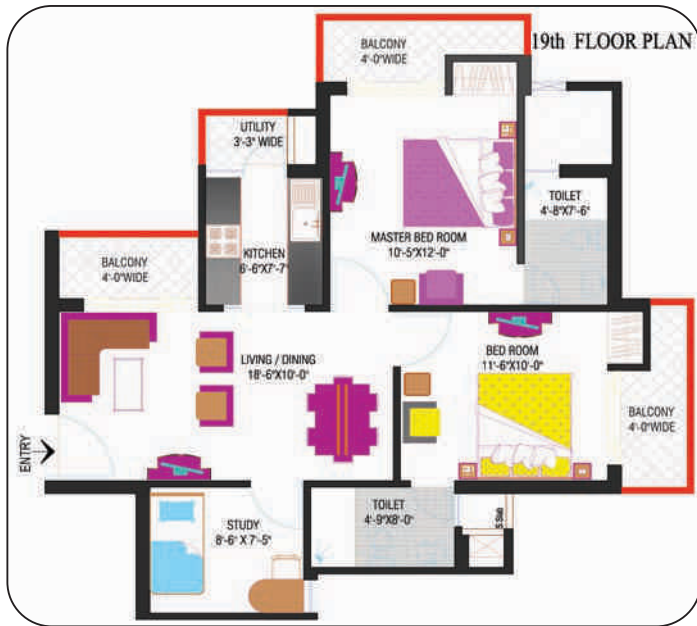
CARPET AREA = 789 SQ.FT
BALCONY AREA = 150 SQ.FT



CARPET AREA = 922 SQ.FT
BALCONY AREA = 185 SQ.FT



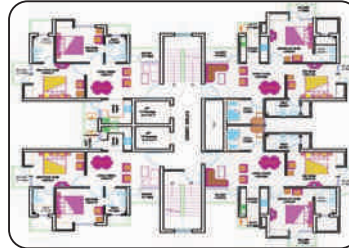
KEY PLAN (TOWER-A, C, U & S)
3 BED + 3 TOILET UNIT



CARPET AREA = 653 SQ.FT
BALCONY AREA = 127 SQ.FT



KEY PLAN (TOWER-X)
2 BED + 2 TOILET UNIT + STUDY



KEY PLAN (TOWER-G, K, M, P & Q)
2 BED + 2 TOILET UNIT + STUDY



KEY PLAN (TOWER-E, F, J, L & O)
2 BED + 2 TOILET UNIT + STUDY



KEY PLAN (TOWER-B, D, H, N, R, T & Y)
3 BED + 2 TOILET UNIT



CARPET AREA = 789 SQ.FT
BALCONY AREA = 178 SQ.FT



CARPET AREA = 922 SQ.FT
BALCONY AREA = 228 SQ.FT



KEY PLAN (TOWER-A, C, U & S)
3 BED + 3 TOILET UNIT



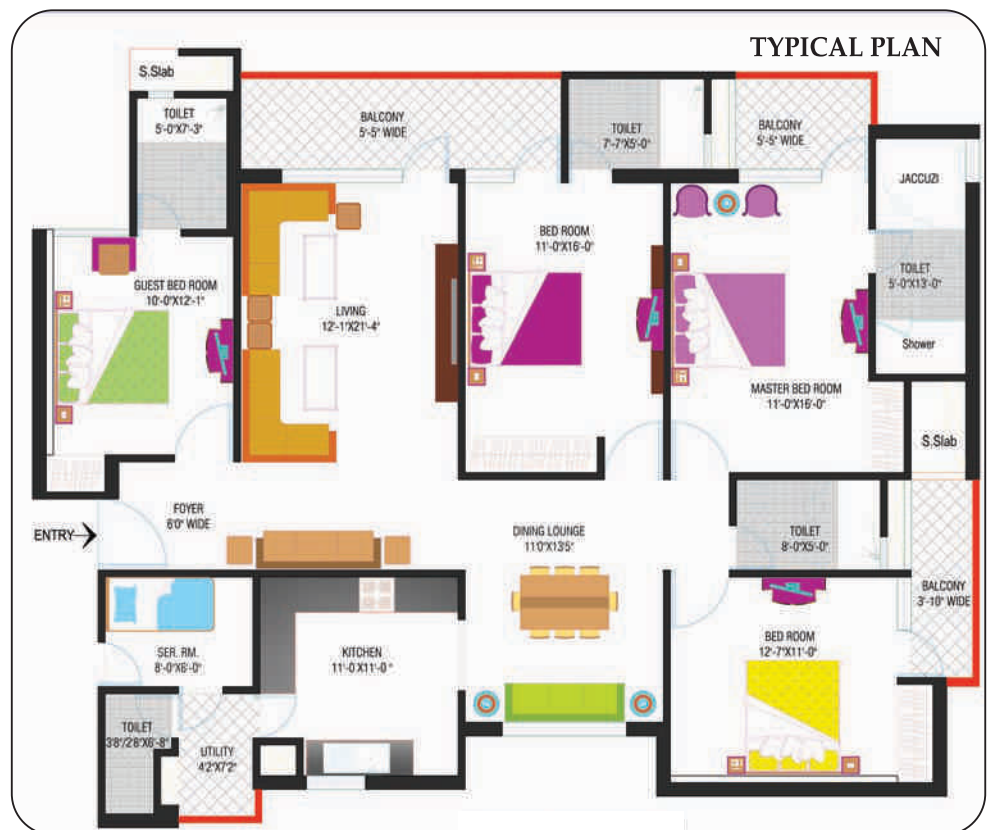
KEY PLAN (TOWER-A, C, U & S)
3 BED + 4 TOILET UNIT + STUDY

CARPET AREA = 1151 SQ.FT

BALCONY AREA = 193 SQ.FT



KEY PLAN (TOWER-V)
4 BED + 5 TOILET UNIT + SERVANT ROOM



CARPET AREA = 1528 SQ.FT
BALCONY AREA = 209 SQ.FT



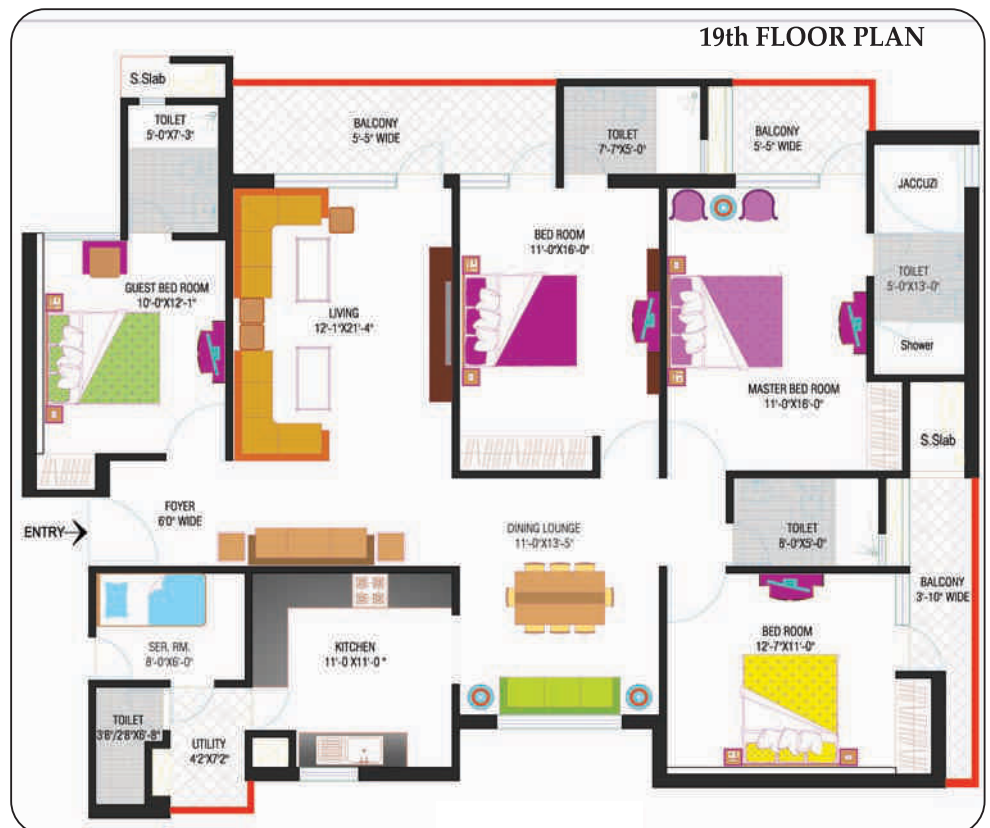
KEY PLAN (TOWER-A, C, U & S)
3 BED + 4 TOILET UNIT + STUDY

CARPET AREA = 1151 SQ.FT

BALCONY AREA = 236 SQ.FT



KEY PLAN (TOWER-V)
4 BED + 5 TOILET UNIT + SERVANT ROOM



CARPET AREA = 1528 SQ.FT

BALCONY AREA = 220 SQ.FT

Other Successful Projects



Express Park View-I, Greater Noida



Express Park View-II, Greater Noida



The Golden Palms, Sec. 168 Noida



The Golden Palm Village,
Yamuna Expressway, Sec. 22A Noida

TheHydePark
Affordable Living at Sector 78, NOIDA

Location Map

Project approved and financed by
Bank of India



Cheque, in the favour of "IITL-NIMBUS The Hyde Park Noida"

IITL-NIMBUS THE HYDE PARK, NOIDA,
Site office : Plot No. GH-003, Sector 78, NOIDA (UP)

Corp. Office : 313-315, Vikas Deep Building,
District Centre Laxmi Nagar, Delhi - 110092
Phone : 011-43020300
Website : www.iitlgroup.com, www.nimbusgroup.net

Follow us:



RERA Registration Number

For TOWER-Y,Q,R - UPRERAPRJ9214
For Commercial - UPRERAPRJ10533
For Tower - S,T,U - UPRERAPRJ9689



ISO 9001:2008