



BY APEX GROUP

RERA Reg. No. UPRERAPRJ946299



*Owning a home is a keystone of wealth...  
both financial affluence and emotional security.*



WE COMMIT  
DELIVER



A MASTERPIECE BY APEX



## Our Heritage

**APEX GROUP** is India's leading real estate developer, founded 28 years back in the National Capital Region and since then has been scaling new heights by each passing day. The company has set new trends of architectural finesse in the contemporary global scenario touching the horizons of excellence. Your faith in us has helped us become a progressive real estate organization while maintaining our perpetual belief in commitment and delivery throughout the last three decades. Because of that belief, we have envisioned modern concepts and designs in association with the best architects.

Our goal is to provide continuous improvement of technical and delivery capabilities and sustained growth through ever-improving financial results. As we continue to grow and as our businesses become increasingly complex, a shared and well-communicated corporate philosophy is more important. Our actions will occasionally fall short of our aspirations because as human beings we are not perfect.

We also envisage adding value to our society and our State by providing Environment-friendly homes luxurious to the people of our country. Year by year the efforts of all our staff and associates have taken the group forward in terms of excellence. The group has progressed in leaps and bounds. I would like to thank all our associates who have been instrumental in our growth. We look forward to strengthening our relationship with you and welcome you to be a part of the Apex family.



**SH. SATNAM SINGH SACHDEVA**  
CMD, The Apex Group

## A Home You Love *Coming Back To*

**D**'RIO - live your dream, represents exorbitance in every form of it's unassailable infrastructure. The towers soar towards the zenith from their robust foundation evoking a new world of iconic residential inspiration. Nested at the heart of Indirapuram, D'RIO aims to raise the bar of luxury living by bringing the best architects, designers and materials responsible for prevalent craftsmanship of contextual architecture exhibiting state of the art interior design, while providing a striking view of the lush greenscape surrounding the three iconic towers.



## EPITOME OF COMMITMENT AND QUALITY

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**A**pex Group represents a progressive organization believing in quality and unparalleled commitment which can be witnessed in the previously completed residential projects in the NCR region. Our dedication to utmost excellence over the last two decades has helped us envision modern concepts and designing in collaboration with the best architects and instil state-of-the-art innovation in our upcoming projects to raise the bar of luxury. D'RIO is the true representation of premier craftsmanship and provides an authentic luxury-living experience, pioneering posh interiors, materials and amenities in every section of the property.

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### HOUSING



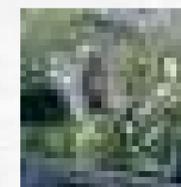
### CULTURE



### AMENITIES



### INFRA STRUCTURE



### INTERIOR

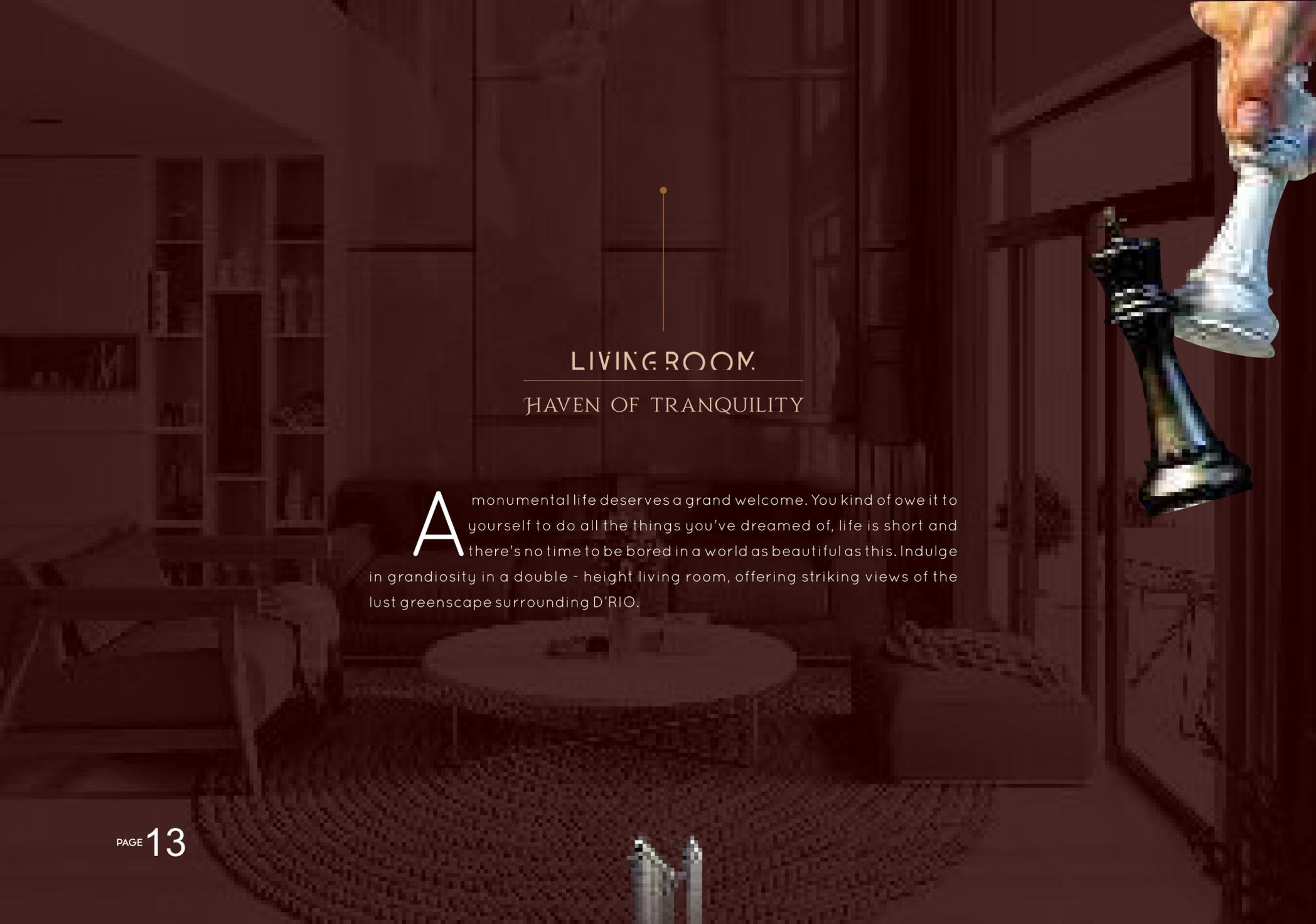




# ENTRANCE

## SPLENDID BEYOND SIGHT

**E**xperience Grandiosity with eminent Triple - Height lobby amicably designed with the premium lounging experience decked up with all the exotic materials woven courteously to help you relieve of your daily tensity from your work lives. The Lobby also provides access to all the floors in each tower via six high speed elevators and two separate elevators for the terrace club so that you never miss out on quality time with your family and friends.



LIVING ROOM.  
HAVEN OF TRANQUILITY

A monumental life deserves a grand welcome. You kind of owe it to yourself to do all the things you've dreamed of, life is short and there's no time to be bored in a world as beautiful as this. Indulge in grandiosity in a double - height living room, offering striking views of the lush greenscape surrounding D'RIO.

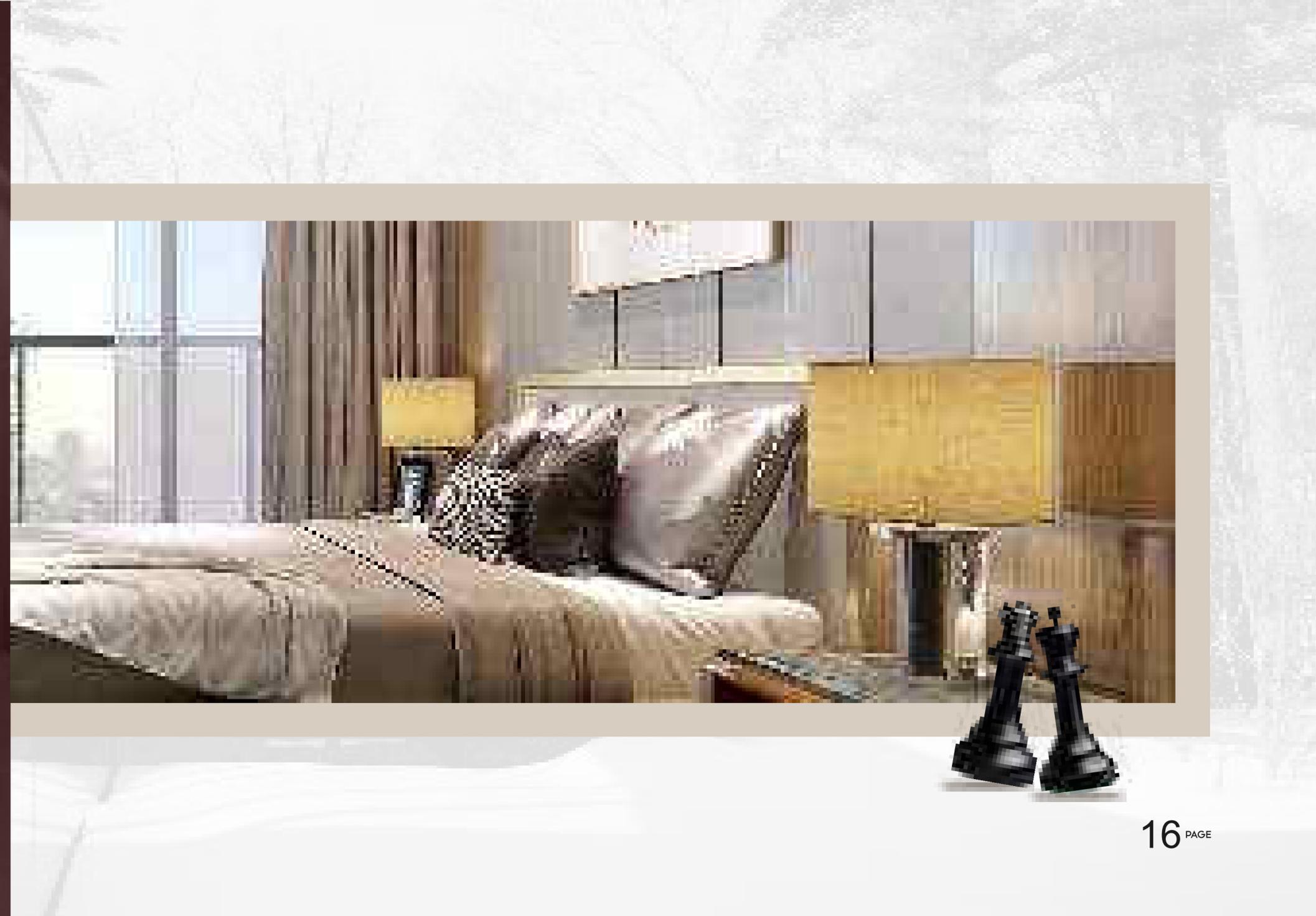




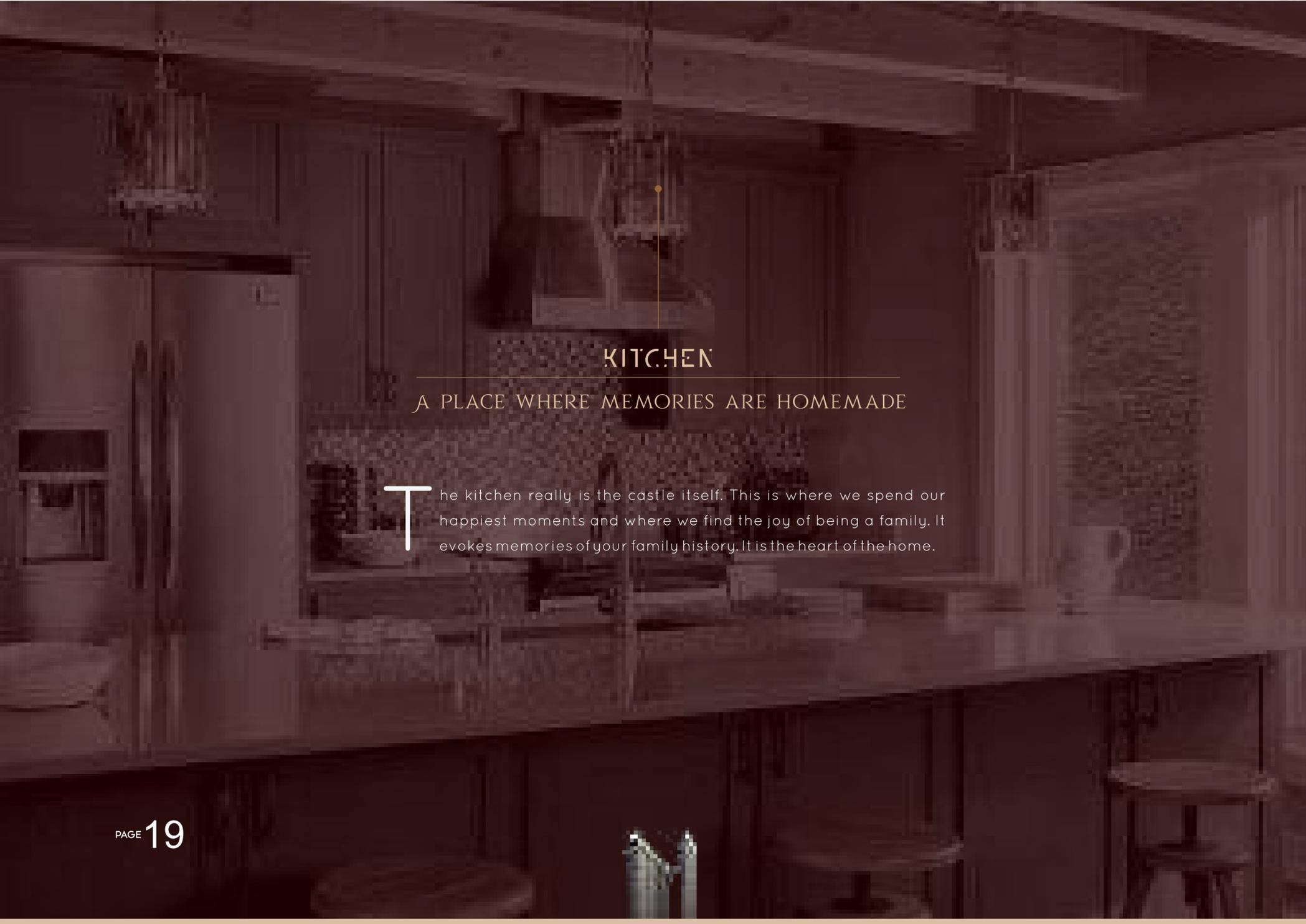
BED ROOM.

ROYALTY IN RELAXATION

After a long tiresome day, you dwell in the comfort of your signature master bedroom designed to provide you with the royal comfort you desire all day long in a sumptuous space where you can sit back, relax, refresh and restart your day.







## KITCHEN

A PLACE WHERE MEMORIES ARE HOMEMADE

The kitchen really is the castle itself. This is where we spend our happiest moments and where we find the joy of being a family. It evokes memories of your family history. It is the heart of the home.







WASHROOM.

REINVIGORATE INTO A NEW LIFE

Refresh in the awe-inspiring space of your stupendous washroom, fitted with the contemporary styled faucets and ultra-modern fittings.







DOUBLE HEIGHT  
BALCONY

HANGOUT  
WITH NATURE  
UNINTERRUPTEDLY  
WITH EXPANDED  
DOUBLE - HEIGHT  
BALCONY





OUTER VIEW  
*of the* PROPERTY





# SKYWAY

WALK AMONGST THE CLOUDS & FEEL CONNECTED



## VRV AIR CONDITIONING

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EQUIPPED WITH THE MOST ADVANCED VRV AIRCONDITIONING SYSTEM IN THE WORLD CENTRALISED FOR ALL SEASONS

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## ONE NEIGHBOR PER FLAT

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INDULGE IN THE SANCTITY OF EXCLUSIVE PRIVACY WITH JUST ONE NEIGHBOUR PER FLAT.

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## DOUBLE HEIGHT DRAWING ROOM.

---

WITNESS THE GENEROSITY OF SPACE WITH  
DOUBLE HEIGHT DRAWING ROOM.

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## MAXIMUM LIFTS

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SAVE THE PRECIOUS QUALITY TIME FOR  
YOUR FAMILY WITH MAXIMUM LIFTS

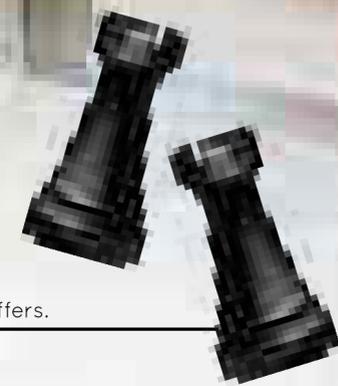
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# TERRACE CLUB

CELEBRATE WITH YOUR FRIENDS & FAMILY AT THE HIGHEST LEVEL

Equipped with world-class facilities to ensure your friends and family get the same royal treatment that D'RIO offers.





# SWIMMING POOL

ENJOY UBER RELAXATION IN THE SWIMMING POOL  
ANYTIME YOU WANT



# PARKING

With the inclusion of basement covered parking, you not only save time and space around you but also witness a five-star feel when you take a lift from the same basement floor to your own home.





# PROPERTY VIEW



# SITE PLAN

FEATURES

1. ENTRANCE PORTAL WITH GUARD HOUSE
2. ARRIVAL PLAZA WATER BODY
3. DROP OFF
4. MOUND
5. RAISED PAVILION
6. DELTA FLOWER COURT
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24. CHILDREN PLAY AREA
25. FIRE TENDER PATH



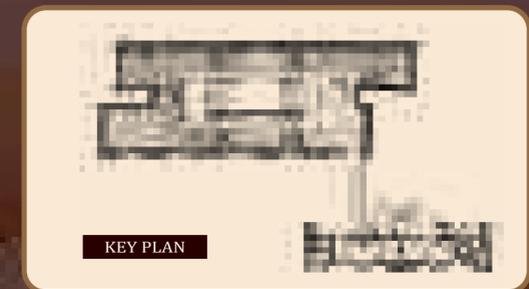
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# CLUB LOWER FLOOR

- Gymnasium (25.5m x 10m)
- Deck (2m wide)
- Landscaped Court (7.5m x 5m)
- Launge (12m x 10m)
- Landscaped Court (7.5m x 5m)
- SPA & Sauna
- Male Tol.
- Male Ch. Room
- Salon (6.7m x 2.7m)
- SPA & Sauna Services
- Tr. Room 02 (6m x 5m)
- M. SPA
- Tr. Room 01 (6m x 5m)
- F. SPA
- Juice Bar (3.7m x 10m)

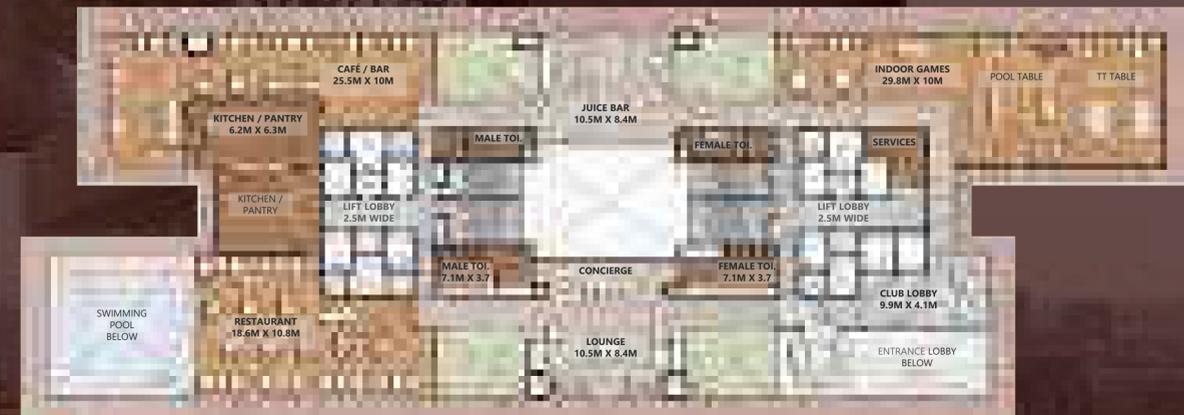


- LIFT LOBBY (2.5M WIDE)
- Deck (2m Wide)
- Indoor Swimming Pool (16.5m x 8.5m)
- Male Ch. Room
- Deck (2m Wide)
- Landscaped Court (7.5m x 5m)
- Launge (12m x 10m)
- Female Ch. Room
- Landscaped Court (7.5m x 5m)
- SPA & Sauna
- Lift Lobby (6.5m Wide)
- Entrance Lobby (16.5m x 10.5m)
- Skyway Entrance



# CLUB UPPER FLOOR

- Cafe / Bar (25.5m x 10m)
- Kitchen / Pantry (6.2m x 6.3m)
- Deck (2m wide)
- Male Toilet (7.1m x 3.7m)
- Male Toilet (7.1m x 3.7m)
- Juice Bar (10.5m x 8.4m)
- Concierge
- Landscaped Court (7.5m x 5m)
- SPA & Sauna
- Female Toilet
- Female Changing Room
- Indoor Games (29.8m x 10m)
- Lift Lobby (2.5m Wide)
- Services
- Pool Table
- TT Table



- SWIMMING POOL (Below)
- KITCHEN / PANTRY (6.2M X 6.3M)
- RESTAURANT (18.6M X 10.8M)
- CAFE / BAR (25.5M X 10M)
- LIFT LOBBY (2.5M WIDE)
- MALE TOL. (7.1M X 3.7)
- CONCIERGE
- LOUNGE (10.5M X 8.4M)
- MALE TOL. (7.1M X 3.7M)
- MALE TOL. (7.1M X 3.7M)
- JUICE BAR (10.5M X 8.4M)
- CONCIERGE
- LOUNGE (10.5M X 8.4M)
- FEMALE TOL. (7.1M X 3.7)
- FEMALE TOL. (7.1M X 3.7)
- CLUB LOBBY (9.9M X 4.1M)
- ENTRANCE LOBBY (Below)
- Female Toilet (7.1m x 3.7m)
- Female Toilet
- Club Lobby
- Lift Lobby (2.5m Wide)
- Skyway Entrance
- Entrance Lobby (Below)





**R**  
**TOWER**  
FEATURES

1. ENTRANCE PORTAL WITH GUARD HOUSE
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24. CHILDREN PLAY AREA
25. FIRE TENDER PATH



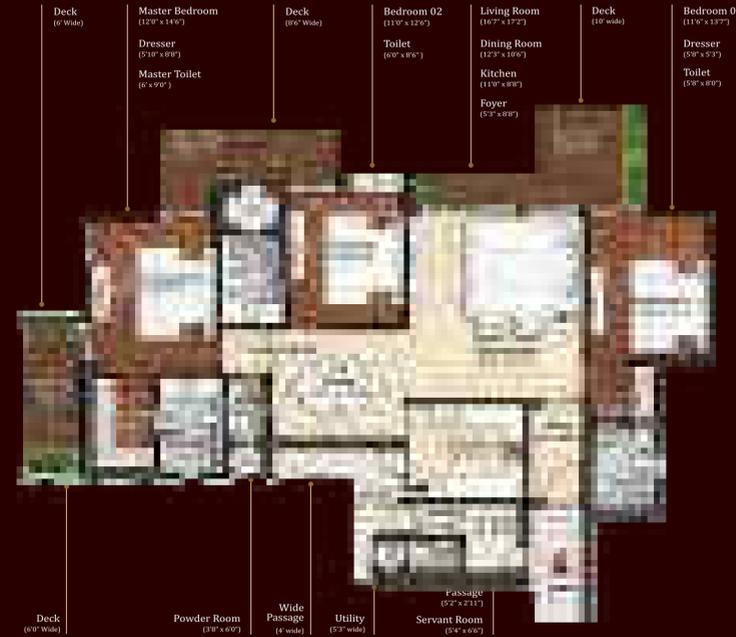
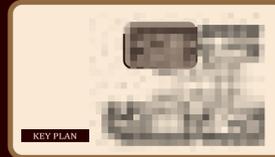
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### 3 BHK MEDIUM

2nd, 4th 6th 8th ... 30th Floor Plan  
Unit - 1

#### AREAS

RERA Built-up Area	1640.86 Sq.ft
RERA Carpet Area	1445 Sq. ft
Balcony Area	440 Sq.ft
Saleable Area	2485 Sq.ft

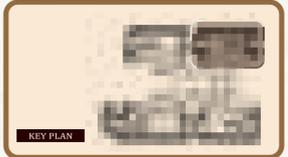


### 3 BHK COMPACT

2nd, 4th 6th 8th ... 30th Floor Plan  
Unit - 2

#### AREAS

RERA Built-up Area	1444.74 Sq.ft
RERA Carpet Area	1286 Sq.ft
Balcony Area	334 Sq.ft
Saleable Area	2190 Sq.ft.



### 4 BHK COMPACT

2nd, 4th 6th 8th ... 30th Floor Plan  
Unit - 4

#### AREAS

RERA Built-up Area	2065.28 Sq.ft
RERA Carpet Area	1830 Sq.ft
Balcony Area	570.70 Sq.ft
Saleable Area	3095 Sq.ft.



### 3 BHK MEDIUM

2nd, 4th 6th 8th ... 30th Floor Plan  
Unit - 3

#### AREAS

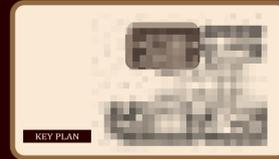
RERA Built-up Area	1706.20 Sq.ft
RERA Carpet Area	1458 Sq.ft
Balcony Area	349 Sq.ft
Saleable Area	2460 Sq.ft



### 3 BHK MEDIUM

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan  
Unit - 1A

AREAS	
RERA Built-up Area	1640.86 Sq.ft
RERA Carpet Area	1445 Sq.ft
Balcony Area	440 Sq.ft
Saleable Area	2485 Sq. ft



### 3 BHK COMPACT

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan  
Unit - 2A

AREAS	
RERA Built-up Area	1444.74 Sq.ft
RERA Carpet Area	1286 Sq.ft
Balcony Area	334 Sq.ft
Saleable Area	2190 Sq.ft



### 4 BHK COMPACT

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan  
Unit - 4A

AREAS	
RERA Built-up Area	2065.28 Sq.ft
RERA Carpet Area	1830 Sq.ft
Balcony Area	570.70 Sq.ft
Saleable Area	3095 Sq.ft



### 3 BHK MEDIUM

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan  
Unit - 3A

AREAS	
RERA Built-up Area	1706.20 Sq.ft
RERA Carpet Area	1458 Sq.ft
Balcony Area	349 Sq.ft
Saleable Area	2460 Sq.ft





  
**TOWER**  
 FEATURES

1. ENTRANCE PORTAL WITH GUARD HOUSE
2. ARRIVAL PLAZA WATER BODY
3. DROP OFF
4. MOUND
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# 4 BHK LUXURY

2nd, 4th 6th 8th ... 34th, 36th, 38th Floor Plan  
Unit - 1



### AREAS

RERA Built-up Area	2526.31 Sq.ft
RERA Carpet Area	2161 Sq.ft
Balcony Area	552 Sq.ft
Saleable Area	3695 Sq.ft



# 4 BHK LUXURY

2nd, 4th 6th 8th ... 34th, 36th, 38th Floor Plan  
Unit - 2



### AREAS

RERA Built-up Area	2387.45 Sq.ft
RERA Carpet Area	2094 Sq.ft
Balcony Area	552 Sq.ft
Saleable Area	3625 Sq.ft



# 4 BHK LUXURY

1st, 3rd, 5th, 7th ...35th, 37th Floor Plan  
Unit - 1A



AREAS	
RERA Built-up Area	2387.45 Sq.ft
RERA Carpet Area	2094 Sq.ft
Balcony Area	552 Sq. ft
Saleable Area	3625 Sq.ft



# 4 BHK LUXURY

1st, 3rd, 5th, 7th ...35th, 37th Floor Plan  
Unit - 2A



AREAS	
RERA Built-up Area	2526.31 Sq.ft
RERA Carpet Area	2161 Sq.Ft
Balcony Area	552 Sq. Ft
Saleable Area	3695 Sq.Ft





**TOWER**  
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### 3 BHK COMPACT

2nd, 4th 6th 8th ... 30th Floor Plan  
Unit - 1

AREAS	
RERA Built-up Area	1444.74 Sq.ft
RERA Carpet Area	1286 Sq.ft
Balcony Area	334 Sq.ft
Saleable Area	2190 Sq.ft



### 4 BHK COMPACT

2nd, 4th 6th 8th ... 30th Floor Plan  
Unit - 2

AREAS	
RERA Built-up Area	2065.28 Sq.ft
RERA Carpet Area	1830 Sq.ft
Balcony Area	570.70 Sq.ft
Saleable Area	3095 Sq.ft



### 3 BHK MEDIUM

2nd, 4th 6th 8th ... 30th Floor Plan  
Unit - 3

AREAS	
RERA Built-up Area	1706.20 Sq.ft
RERA Carpet Area	1458 Sq.ft
Balcony Area	349 Sq.ft
Saleable Area	2460 Sq.ft

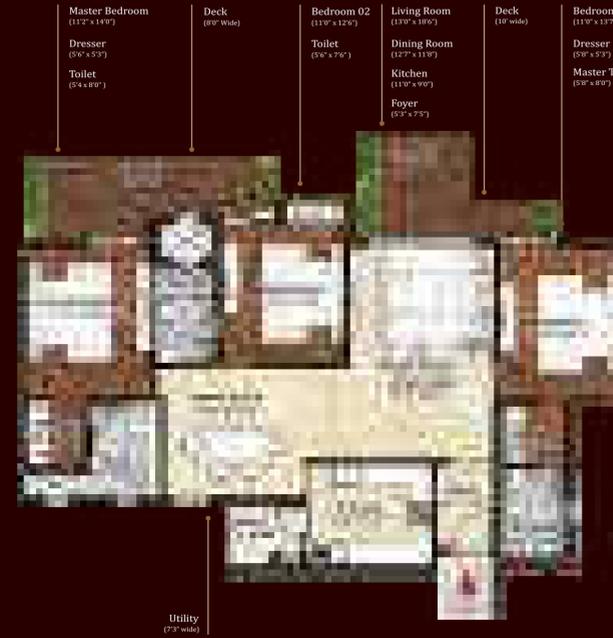


OF ALL THE ROOMS IN THE HOUSE  
YOUR BEDROOM IS YOURS.

### 3 BHK COMPACT

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan  
Unit - 1A

AREAS	
RERA Built-up Area	1444.74 Sq.ft
RERA Carpet Area	1286 Sq.ft
Balcony Area	334 Sq.ft
Saleable Area	2190 Sq.ft



### 4 BHK COMPACT

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan  
Unit - 2A

AREAS	
RERA Built-up Area	2065.28 Sq.ft
RERA Carpet Area	1830 Sq.ft
Balcony Area	570.70 Sq.ft
Saleable Area	3095 Sq.ft



### 3 BHK MEDIUM

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan  
Unit - 3A

AREAS	
RERA Built-up Area	1706.20 Sq.ft
RERA Carpet Area	1458 Sq.ft
Balcony Area	349 Sq.ft
Saleable Area	2460 Sq.ft



BE GENEROUS IN THE BEDROOM.  
SHARE YOUR MEMORIES.



### Air Contitioning

VRF AC System in Living /Dining , Family Lounge and all Bedrooms ( Carrier/ Hitachi/LLOYD/Toshiba or Equivalent)



### Ceiling Height

3450 mm (11 feet 6") Floor to floor level and approx. 3225mm (10'-5") finished floor to slab .



### Ceiling

POP Punning with cove as per design ; OBD paint ( ICI /Asian/Berger or equivalent)



### Internal Walls

RCC/ Brickwork With Plaster (Fly ash, POP Punning, OBD Paint- ICI/Asian/Nerolac or equivalent)



### Partition Wall

1800mm (5'-11") high RCC/Brickwork with plaster (Fly ash brick), Plastic between 2 balconies OBD paint (make: ICI Dulux/Asian/ Berger or equivalent



### Facilities

Provision for PNG connection



### Tower Entrance Lobby

Cantilevered portico with Entrance Lobby ! 33' high grandeur common entrance lobby for all the three towers . Air-conditioned Reception area with (Carrier/Hitachi/Toshiba/samsung or equivalent),waiting area having round the clock CCTV Camera surveillance. Imported marble (Crema /Dyne /Botto chino or equivalent). Stone being natural material, variation in colour, texture and cracks shall be acceptable. Gypsum false ceiling as per design with trap door, plastic OBD paint ( ICI /Asian/Nerolac or equivalent), Grand chandelier in each lobby.



### D'RiO Club

Dedicated 2 lifts from ground to club level.club on terrace having state of art facilities with panoramic view of city skyline, VRF airconditioning . gymnasium with latest equipments : Party/Banquet Hall. 5.1 channel surround sound A/V systems picturesque landscaped terrace. Infinity Swimming pool with kids pool steam and sauna. Designated Smoking Zone. Multipurpose hall, Yoga, Aerobics, Pool table, Cards and TT Table etc.SPA (only space will be provided, to be operated by third party agency on chargeable basis)



### Common

10 elevators ( tower R - (4 lifts) with four flats , tower -I (3 lifts) with 2 flats & tower O - (3 lifts) with 3 flats having ARD and online up technology In each Tower Otis/Schindler/Thyssen Krupp/kone or equivalent) Kids' play area and space for elderly seating at still level as per design. Access controlled 3 tier security at Main entry gate, Tower and Apartment Entry- RFID based Boom Barrier. basement parking only for residents (make: Carne/Park & Secure/Billy/FAAC or equivalent) Open Parking for visitors at still level. Washrooms for Drivers and Maids! Waiting area for drivers. Water treatment plant, Water tanks for uninterrupted supply, Provision for Ganga water supply .garbage shoot at each floor and disposel through organic waste composter.



### Core Areas

Granite/Green flooring and dado for lift lobbies and other common areas (shivakashi gold/Sardarali/Black/Steel Grey/green or equivalent), Stone being natural material, variation in colour, texture and cracks shall be acceptable. LV/MV/Fire shaft Doors as per fire authority requirement and approval. MS Railing for staircase as per design.



### Flooring

Imported marble (Crema/Dyna/Botto chino or equivalent). Stone being natural material, variation in color texture & cracks shall be acceptable



### Main Door

Masonry opening: 1200mm (W) \* 2450mm (h). Frame:150mm \* 65mm section with 2450mm height in teek wood (preferably ghana teek or equivalent with 100mm wide polished molding. Flush door in 1100mm \* 2350 mm size with 32 mm thickness and both side laminated. Accessories: SS night latch with and 12th high main door handle & SS Tower bolt (make: Dorset/Godrej or equivalent)



### External Balcony Door

2700 mm to 3000 mm high UPVC/Alluminium door frame in 63mm \* 46mm Size (schuco/Reynares/ Eternia / German profile or equivalent)

## Living & Dining Room

Master Bedroom



Flooring

wooden flooring. (Quickstop/Eager/Lamiwood or equivalent)



Wardrobe

Up to 2100 (w) \* 2450 (h) as per design ! Masonry opening: 1000mm (w) \* 2450 mm (w)



Door

Frame: 150mm \* 60mm section with 2450 mm height in Red Merandi wood. Flush door in 900 mm \*2350 mm Size with 32 mm thickness and both side laminated. Accessories: 8" mortice lock and 12" tower bolt (Dorset/Godrej or equivalent)



External Finish

2700mm to 3000 mm high alluminium door frame in 63 mm \*46mm size (schuco/Reynaers/Eternia OR EQUIVALENT)



External Finish

Texture Paint ( ICI/Asian/Nerolac or equivalent quality)

Other Bedroom



Flooring

600mm \*600mm vitrified tiles (+/-5variation in size,colour and texture)(KAJARIA/ORIENT/SOMANY or equivalent)



Wardrobe

One wardrobe as per design.



Door

Masonry opening: 100mm (w) \* 2450mm (h) ! Frame: 150mm \* 60mm section with 2450 mm height in Red Meranti wood Flush door in 900mm \* 2350mm size with 32mm thickness and both side laminated. Accessories: 8" mortice lock and 12" tower bolt (Doorset/Godrej or equivalent)



External Balcony Door

2700mm to 3000 mm high alluminium door frame in 63 mm \*46mm size (schuco/ Reynaer/Eternia or Equivalent)



External Finish

Texture point ( ICI /Asian/Nerolac or equivalent)

Kitchen



Flooring

Imorted marble (Crema/Dyna/Botto Chino or equivalent). Stone being natural material, variation in colour, texture & cracks shall be acceptable.



Counter

Granite marble . Stone being natural material, variation in colour, texture & cracks shall be acceptable.



Dado

Designer ceramic Tile up to 2'-0" above the kitchen counter (+/- 5 variation insize, colour and texture) (Kajaria/Nitco/orient/so many or equivalent)



Sink

1350\*500mm (+/- 5 variation in size SS sink having two bowls and a drain board (Franke/ Hindware/Anupam/Lotus/Jindal or equivalent)



External Balcony Door

63\*46mm UPVC door frame and 825\*2400 mm UPVC casement door (make: Iesso/Okotech/NCL Wintex/AMD/Prominence or equivalent)



Dado

300\*300mm antiskid ceramic tiles (+/- 5 variation in size, colour and texture) (make: RAK/Kajaria/Nitco/orient/somany or equivalent)



Ceiling

Gypsum false ceiling as per design at 2800 mm height with trap door. 300\*300 mm antiskidceramic tiles (+/- 5 variation in size, colour and texture) (Kajaria/Nitco/ORIENT or equivalent)



### Door

Masonry opening: 750 mm (w) \* 2400 mm (h) | Frame: 150\*60 mm section with 2450 mm height in Red meranti wood . Both side laminated, Flush door in 650\*2350 mm size with 32mm thickness | Accessories: Handle with knob type latch (Doorset/ Godrej or equivalent) | Masonry opening: 400 mm (w) \*750 mm (h)



### Exterior Finish

Texture paint ( ICI /Asian/Nerolac or equivalent quality)



### Ventilator

Openable in UPVC 300 mm ( German profile or equivalent) with 5 mm thick plain glass and 300 mm only for provision of exhaust fan



### Fittings

CP Fittings: Kohler/Roca/Grohe/Duravit/Jaquar or equivalent quality. Divertor with single lever mixture, rain shower and hand shower in washroom attached to master bedroom. Chinaware: Kohler/Reca/Grohe/Duravit/Jaquar or equivalent. EWC: Wall mounted WC with concealed cistern and Health faucet. Washbasin: Counter top washbasin with bottle trap, Mirror and provision for mirror light and shaver point in all washrooms.Openable SS Floor jali (Chilli/jayna/Continental or equivalent)

## Washrooms

## Balconies



### Railing

SS railing with laminated toughened glass as per design



### Ceiling

Weather coat paint ( ICI /Asian/Nerolac or equivalent)



### Flooring

300mm\*300mm antiskid ceramic tiles (+/- 5 variation in size, colour and texture) ( RAK/Kajaria/Nitco/ somany/orient or equivalent). 100-200mm \* 600-1200mm wooden plank type ceramic tile in biggest balcony. (+/- 5 Variation in size, colour and texture) (make: RAK/Kajaria/Nitco/somany/orient or equivalent)



### Plumbing Pipes

Covered with framework and WPC jali/MS Louvers



### Exterior Finish

Texture Paint ( ICI /Asian/Nerolac or equivalent)



### Accessories

Openable SS Floor jali ( Chilli/jayna/Continental or equivalent)

## Utility Room and Balcony



### Railing

MS Railing as per design



### Flooring-Utility Room

300mm\*300mm antiskid ceramic tiles (+/- 5 variation in size, colour and texture) (Kajaria/Nitco/orient/somany or equivalent)



### Flooring Utility Balcony

300mm\*300mm antiskid ceramic tiles (+/- 5 variation in size, colour and texture) Balcony (Kajaria/ Nitco/ orient/ so many or equivalent)



### Plumping Pipes

Covered with framework and WPC Jali/MS Louvers



### Interior Finish

OBD on walls and ceiling ( ICI /Asian/Nerolac or equivalent)



### Exterior Finish

Texture paint ( Dulux/Asian/Nerolac or equivalent)

**Note:** All opening sizes are approx. Opening Sizes | Doors and windows frames mentioned are approx sizes





## About the Architect

Morphogenesis Architects Morphogenesis was founded in 1996 by Manit and Sonali Rastogi with the shared vision to define an emergent form of Indian architecture. Over the past 2 decades, the firm has evolved into a vibrant cross-disciplinary team comprised of Architects, Interior Designers, Landscape Architects, Urban Designers, 3D Visualizers and Researchers, with diverse backgrounds and specializations from universities around the world. With offices in Delhi and Bangalore, our work spans across India, SAARC Countries and South Africa.

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