



Welcome to TARC. The Anant Raj Corporation.



In the course of the last four decades, developing projects across Delhi-NCR, we have built strong domain capabilities through expansion of our land bank portfolio while conceptualising and executing projects across different verticals.

Our investments are made with a long-term vision to build a strong asset base with committed capital. With our deep understanding of the vibrant market of New Delhi, we have created land banks in the heart of the capital in prime locations that are both expansive in size and scope - thus, giving TARC a huge competitive advantage. We at TARC are geared up for the next phase of incremental growth, and seek to unlock immense value by creating a bouquet of marquee projects in **New Delhi**.

**WELCOME TO A LIFE OF
EXPERIENTIAL LIVING.**

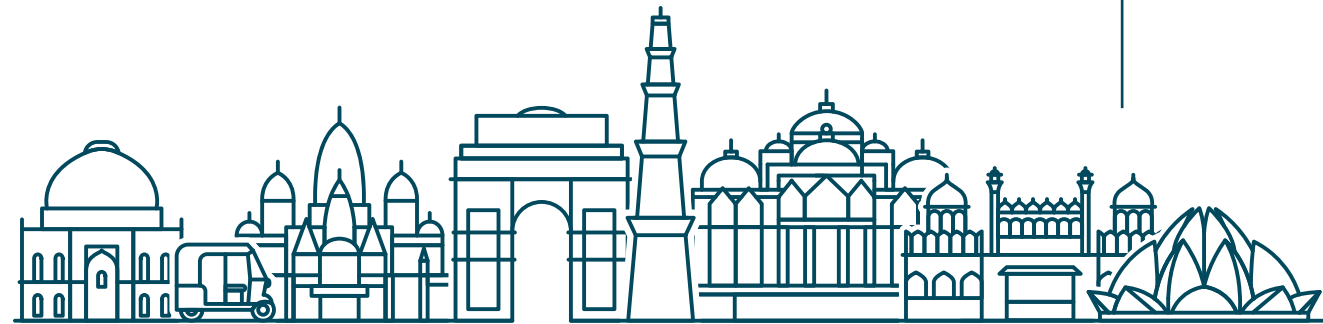



Building on the legacy of trust.
With a commitment to the present.
And an ambitious vision of the future.



“ My past is rooted in Delhi.
And now, I want to build a future where all of
us can get involved in living a wholesome life,
while living in our beloved Dilli.” ”

Anil Sarin
Chairman





“ दिल्ली में बसें हैं हम।
हम में दिल्ली।
दिल्ली है भारत की जान।
हमारी धड़कन है दिल्ली।

खुशी हो या गम,
हर एहसास में एक साथ बढ़ेंगे हम। ”



TRIPUNDR

Life is about discovering one's own self.
Life is about singing when no one is listening.
Life is about dancing when no one is watching.
Life is about laughing while reflecting, no matter what comes by.
Life is about learning, when nobody is teaching.

Life. It's all about wanting to embrace **knowledge**,
believing in **will power**,
and embarking on **new journeys**.

Life is all about feeling alive.
It's all about experiencing the joy of living, by doing.
It's all about wholesome living.

Come home to Tripundra.
Welcome to Experiential living.

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Nestled amidst the everlasting greenery and luxurious neighbourhood of Rajokri and Pushpanjali farms, on Main Bijwasan Road, New Delhi

lies expansive open curated green spaces for just 190 families, to indulge in living, that truly nurtures the heart and soul.



EXPERIENCE A
NEW DELHI
LOCATION WITH



**EDGE 1: UNPARALLELED
CONNECTIVITY**

- Tripundra Residences New Delhi is located amidst Pushpanjali Greens on the main Bijwasan Road having a matchless proximity with Aerocity besides its exceptional closeness to the Delhi Airport.
- Tripundra Residences New Delhi is moments away from Pushpanjali Farms, West End Greens, Vasant Vihar and Dwarka.

EDGE 2: CONVENIENCE

- 50 + Gourmet Restaurants
- 10 + Shopping Malls
- 10 + Leading Schools
- 10 + Top Health Care Facilities

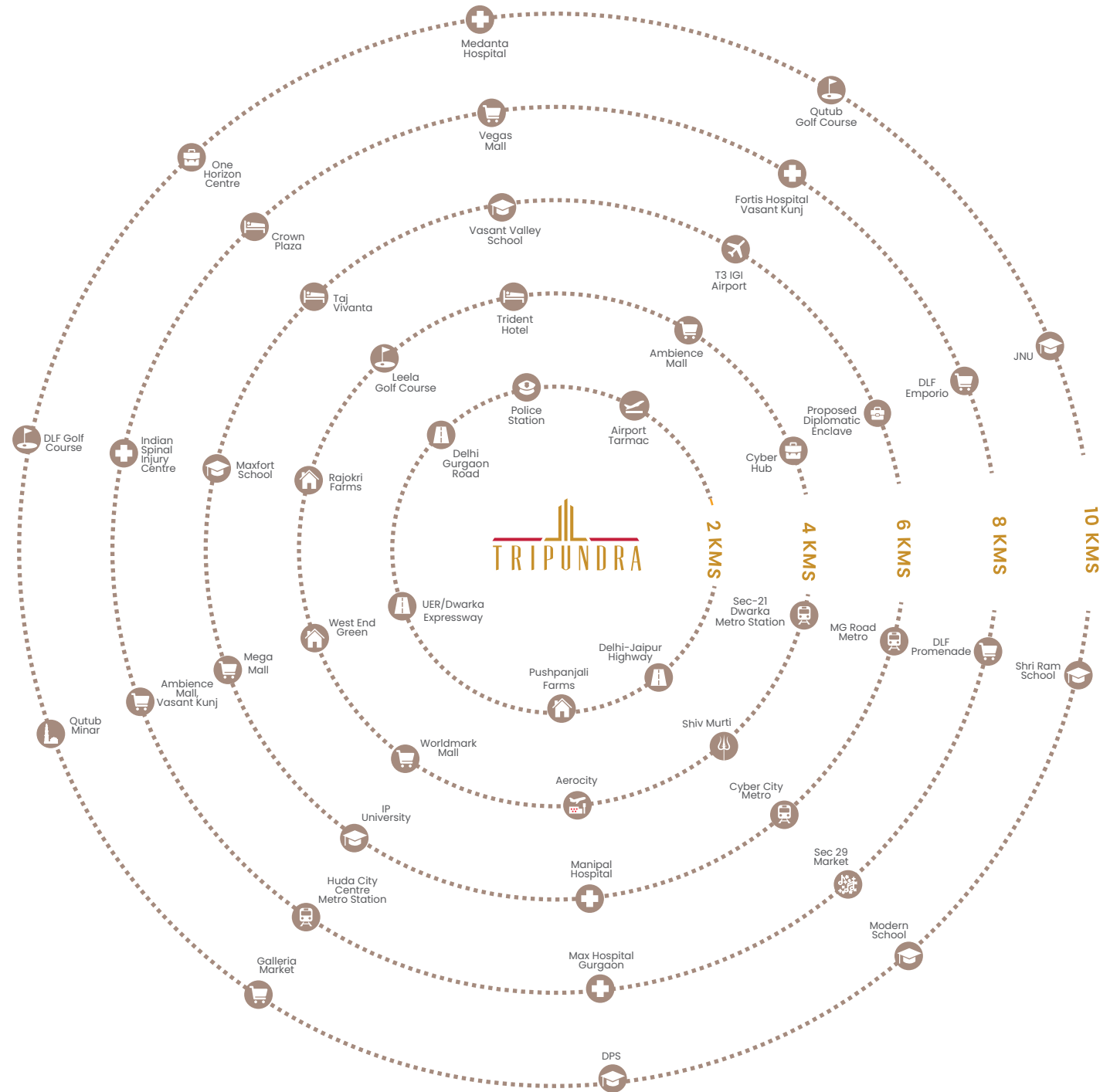
EDGE 3: COMFORT

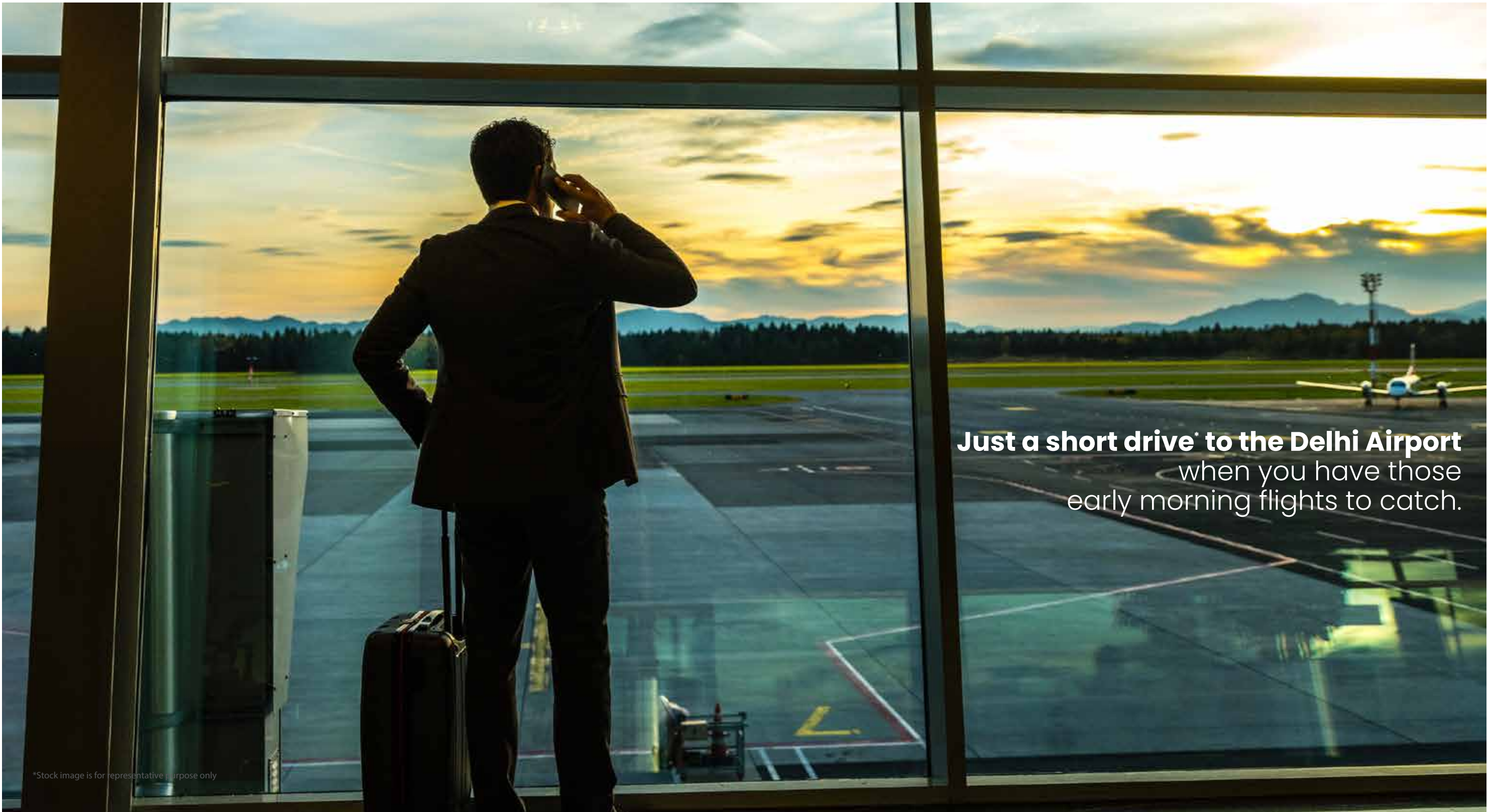
- Opulence nestled amidst pristine greens away from traffic snarls for exuberant living.
- Surrounded by farms for better quality of life for happiness and merriment.



Map not to scale

Experience
the joy of
closeness.





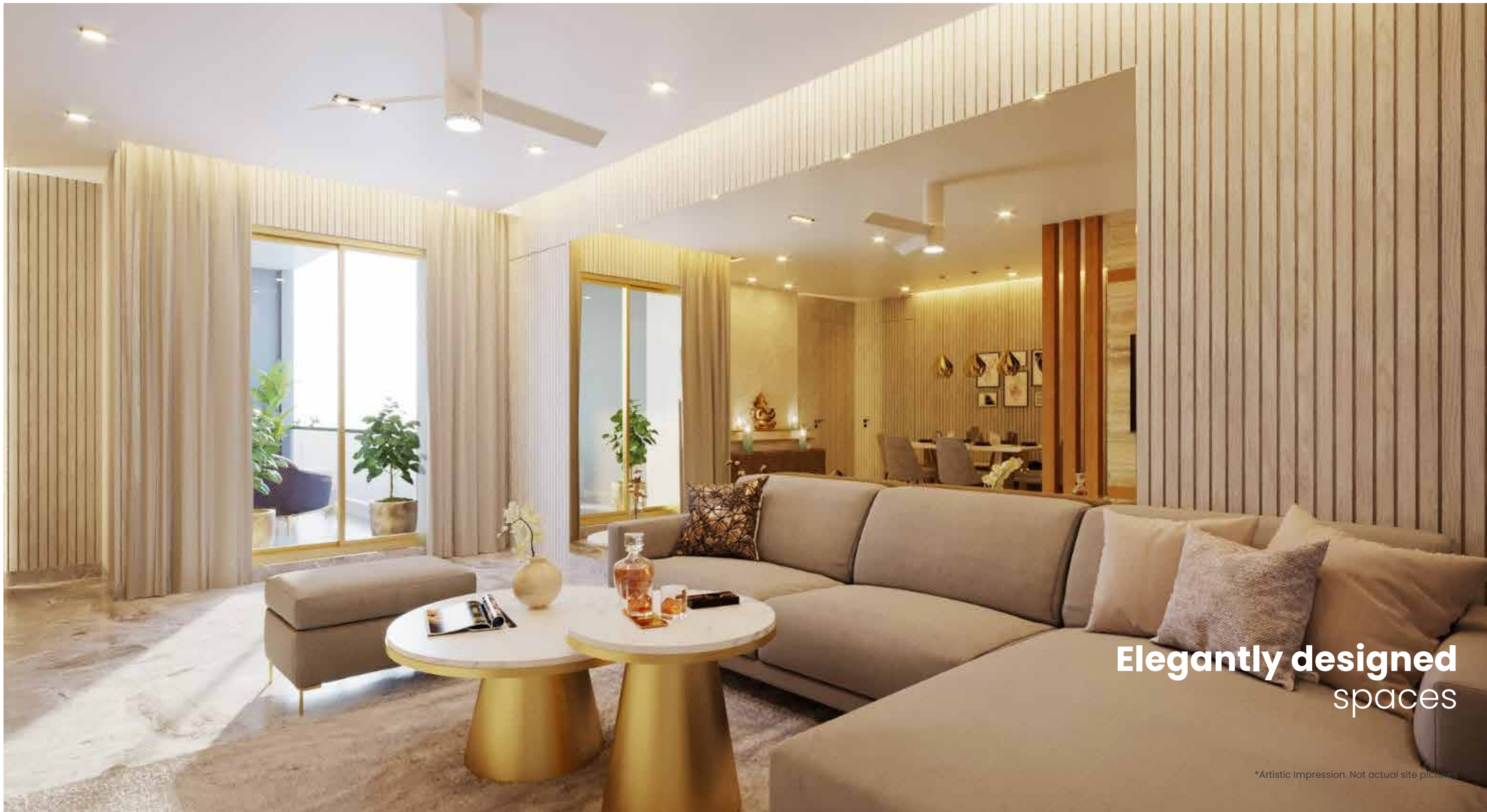
Just a short drive* to the Delhi Airport
when you have those
early morning flights to catch.

*Stock image is for representative purpose only



A short drive from Aerocity
when you want to take a break from
Power Meetings and catch up with
old friends.

*Stock image is for representative purpose only



Elegantly designed
spaces

*Artistic Impression. Not actual site pictures



*Artistic Impression. Not actual site pictures

Experience
soulful
abundance
of fully-fitted
spaces and
luxury.

With an expansive space meant for just **190 families**, Tripundra has been designed to create spaces where you feel you belong.

3 and 4-bedroom apartments that are thoughtfully designed to make you experience an opulence of indulgence.

Italian Marble Flooring and **Laminated Wooden Floors** for an elegant feel.

VRV Air-conditioning for uninterrupted comfort.

Air Purifier with every unit to ensure that you and your family breathe healthy.

Experience space that's built around you.

Built with you in mind, Tripundra comes with a design that not only allows you to customise the space according to your desires, but ensures a feeling of open space within your abode - done up elegantly.

Custom Design options and **Flexible Layout plans** for you to truly create your own space.

10'3" Floor to Floor Height for that little extra space between you and the roof.

Elegant Light Fittings in symphony with your tastes and **False Ceiling** for that contemporary touch to your abode.



Artistic Impression. Not actual site pictures

6'6" Wide Balconies & Sun-Deck options
for you to throw a Sunday Brunch during winters
or simply to gaze at the stars at night.





Modular Kitchen with **Italian Marble**
Flooring and **Quartzite** Counter

Fully-fitted Modular Kitchen
with Branded Appliances

*Artistic Impression. Not actual site pictures



Bathrooms with
Premium Fittings

*Artistic Impression. Not actual site pictures

A person is sitting on a light-colored sofa, reading an open book. They are wearing grey leggings and a light-colored sweater. The room is cozy and decorated with several green plants, including a tall snake plant and a smaller potted plant. A glowing orange woven lamp sits on a wooden side table next to a blue mug. A dark green sofa is visible in the background. The overall atmosphere is warm and peaceful.

Experience the sound of
silence behind the
**Soundproof Double
Glazed Windows.**

*Stock Image is for representative purpose only



OPULENT RECEPTION AND WAITING LOUNGE
Designed around your luxurious lifestyle.

*Stock image is for representative purpose only



Personalise your space
with the power to choose from
multiple themes crafted inspired
from prevailing design trends.*

*Hardware elements only
**Stock Image is for representative purpose only



Experience
feeling alive
and enjoying the
wholesomness of life.

CYCLING TRACK

To get your adrenaline flowing.

JOGGER'S TRACK

To energise yourself every morning and start afresh.

YOGA CENTRE

For you to energise your chakras surrounded by calmness.

ORGANIC JUICE BAR

Just what you need after a work out, or any time of the day you feel like sipping on some goodness.



STATE-OF-THE ART GYM

To sweat out all your stress and be fit.

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YOGA CENTRE
For you to energise your chakras
surrounded by calmness.

*Stock image is for representative purpose only



Experience losing yourself,
to find yourself
in between the hustle and bustle of the day.

PROFESSIONALLY MANAGED SALON

For you to take a dive into blissfulness in between rushed weekends.

ZEN GARDEN WITH A WATER BODY

For you to be able to reflect on life in tranquility calmness.





WORLD CLASS SAUNA AND SPA
For you to revitalise in between
striking mega deals.

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A photograph of an indoor heated pool. The pool is rectangular and filled with clear blue water. It is surrounded by large windows that offer a view of green trees outside. In the foreground, there are several lounge chairs with folded towels on them. The ceiling is dark with recessed lights.

Indoor Heated Pool for you to take your laps even during freezing winters.

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An underwater photograph of a swimmer in a pool lane. The swimmer is wearing a dark swim cap and blue goggles, and is reaching forward with their hands. The water is clear and blue, with a lane line visible on the right. The pool floor is tiled.

And an **Outdoor Pool** to cool down during the summers.

Or you can just hang out with the kids at the **Kids' Pool**.

*Stock Image is for representative purpose only

Watch them make friends for life at the **Outdoor & Indoor Kids' Play areas.**



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Experience the
goodness of
going back to
the roots
at your own home, in New Delhi.

ORGANIC GARDEN

If you want to grow your own organic veggies.

POTTERY BARN

For you to get your hands dirty, while cleansing your soul and fueling the artist in you.

PRAYER ROOM

For you to get in touch with your inner-self and get to the core of your soul.

ARTIST'S CORNER

For you to pick up the paint brush, when you want to go back to those days when expressions had no bounds.

A couple is sitting on a bed of cushions and blankets on a terrace at night, watching a movie on a large projector screen. The scene is warmly lit by string lights and the glow of the screen. The man is in the foreground, wearing a white sweater, and the woman is behind him, wearing a patterned sweater. The background shows a dark night sky and some foliage.

Book the **Personal Mini Theatre**.
Or the **Open Air Theatre on the Terrace**. Take your pick for your movie night.

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**Professionally maintained Pet
Grooming Centre and Play Area**
for your beloved ones.

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Coworking Spaces.

For those days when you don't feel like driving to office.

A Well-stocked Library.

For you to indulge your curious mind.



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Experience connecting with life, in an otherwise disconnected world.

OUTDOOR DINING

To fill your heart with happiness when surrounded by family and friends on a nice winter afternoon.

THE ALL-DAY DINING

To unwind and enjoy a meal with curated gourmet.

MULTIPURPOSE ZONE FOR BANQUETING & EVENTS

To relax, laugh, build memories with your friends and family.

THE BAR

To unwind after a long day with your friends and family.

BARBEQUE PITS ON THE TERRACE

When all you want is some soulful food and laughter of friends and family filling up your world with joy.

CAFE

To connect with other great minds over a cup of coffee.

Experience
absolute
peace of mind
with 7D Security
that is truly of global standards.



5

Floor Level

Access across all floors is monitored using **CCTV** in the lift cars.

6

Unit Level

A **Smart Lock & Video Phone** installed at the main door of the apartment. Secured & Verified Guest Entry. No hassle of carrying a key. **Panic Button** for emergencies.

7

Car Parking Level

Access to the Car parking across two levels of basement is secured by **RFID Controlled Boom Barriers**. **CCTV** camera access in the basement for better security and peace of mind.

1

Entry & Exit Level

Gated community with Tech/Mobile app based **Visitor Management System**. Entry and exit monitored by professional security personnel using **CCTV** camera surveillance. **Automatic Boom Barriers** to restrict unwanted entry & exit. **RFID** for smooth and unrestricted entry/exit for residents.

2

Periphery Level

The periphery of gated complex includes **40 Ft High Green Wall** which makes trespassing impossible.

3

Project Level

Camera surveillance across club amenities and other common areas. Secure living is ensured by professional security personnel patrolling during the day & night.

4

Tower Level

The entry to the tower is restricted by security personnel at the reception desk, **CCTV** and access control in the lobby by **Smart Cards** for secure access from parking.



*Stock Image Is for representative purpose only



Experience stress free living with safety measures designed with utmost precision and care.

SUPER SECURE FOUNDATION - earthquake compliance of the structure is designed for Zone 5 - higher than statutory requirements.

GLOBAL SAFETY STANDARDS - framework and guidelines based global principles of fire safety, engineering design, construction, occupation and ongoing management.

DEDICATED WATER TENDER AT SITE - for all-year round preparedness for emergencies within the premises, ensuring safety and peace of mind of residents.



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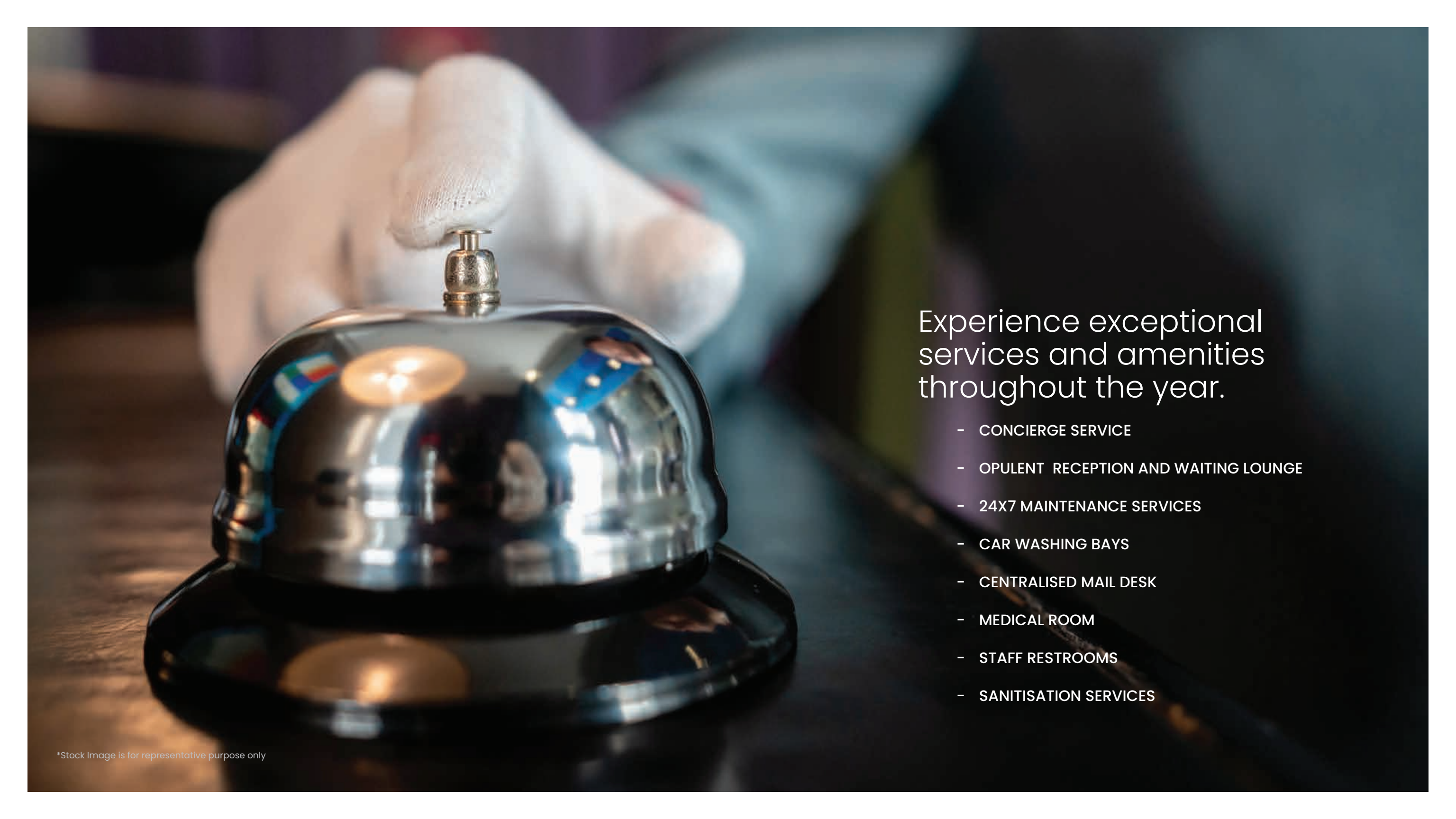
Experience living in a space with features that balance the needs of today and that of the future **through Smart Technologies.**

SMART HOME TECHNOLOGY - from appliances to lights, control everything through an App.

COMMUNITY APP for convenience of residents.

WI-FI ENABLED COMMON AREAS so that you are connected always.

EV CHARGING POINTS for the environment-friendly woke being in you.



Experience exceptional services and amenities throughout the year.

- CONCIERGE SERVICE
- OPULENT RECEPTION AND WAITING LOUNGE
- 24X7 MAINTENANCE SERVICES
- CAR WASHING BAYS
- CENTRALISED MAIL DESK
- MEDICAL ROOM
- STAFF RESTROOMS
- SANITISATION SERVICES

Key Consultants

General Contractor Colliers International



Global leader in real estate services and investment management.

Established in 1995, Colliers is a forerunner in the General Contractor industry. They have successfully delivered 2500+ projects covering 450 million sq. ft. area with the specialized skill sets of 1000+ industry experts. Colliers has been – and still is – associated with a number of prestigious fit-outs.

Some Key Projects:

The Select City Walk, Delhi
Pullman Hotel, Delhi
Medanta – The Medicity, Gurugram
Salcon Verandas, Gurugram
Embassy Lake Terraces, Bangalore
TCS Olympus Center, Mumbai

Project Architect

Pradeep Sharma Architects

Vertical Traffic Consultant

Matrix Management Consultants

Interiors and Facade

Bobby Mukherji and Associates

Structure Design Consultant

NNC Design International

Interior Design Club Amenities and Common Areas

Avacado

MEP Services Design Consultant

V Consulting

Landscape Design Consultant

NMP Design Pvt. Ltd.

Vastu Consultant

Vijay Vastu & Associates

Apartment Specifications*

Fully-fitted spacious and luxurious 3 and 4 bedroom apartments

Custom Design options and Flexible Layout plans for you to truly create your own space

10'3" Ft Floor to Floor Height for that little extra space between you and your roof

6'6" ft wide Balconies & 10'6" Ft wide Sun Deck Options for you to watch flights taking off and landing on starry nights

Home Automation Features to control everything at a touch of a button

Air Purifier to ensure that you and your family breathe healthy

Living/Dining

Floor: Italian marble

Wall: High Quality Acrylic Emulsion Paint Finish

Ceiling: Acrylic Emulsion Paint with False Ceiling (design as per extent)

Fixtures: Concealed Lights and Fans

Bedrooms

Floor: Imported Laminated Wooden Flooring

Wall: High Quality Acrylic emulsion paint Finish

Ceiling: Acrylic emulsion paint with False Ceiling (design as per extent)

Wardrobes: Modular wardrobes

Fixtures: Concealed Lights and Fans

Master Toilet

Floor: Italian marble

Wall: Italian marble

Ceiling: Acrylic emulsion paint with False Ceiling (design as per extent)

Counter: Italian Marble with below counter vanity

Other Toilets

Floor: Anti Skid Large Format Tiles

Wall: Vitrified Large Format Tiles

Ceiling: Acrylic emulsion paint with False ceiling (design as per extent)

Counter : Italian Marble with below counter vanity

Toilet Fittings and Fixtures

Mirror, Glass Shower Partition (except powder toilet), CP fittings, Wash Basin and WC (Kohler/Duravit/Hansgrohe or equivalent)

Appliances: Geysers, Exhaust Fan

Study Room/Helper's Room

Floor: Vitrified Tiles / Laminated Wooden Flooring

Wall & Ceiling: Acrylic Emulsion Paint

Study/Helper's Room Toilet

Floor: Vitrified tiles

Wall: Vitrified Tiles

Ceiling: False ceiling

Fittings and Fixtures: CP fittings and sanitaryware

Air-conditioning

VRV air-conditioning in living, dining, bedrooms and kitchen (Daikin/ LG/ Samsung/Carrier/Toshiba or equivalent)

Kitchen

Floor: Italian marble

Wall: Large format tiles & Acrylic emulsion paint

Ceiling: Acrylic emulsion paint with False Ceiling (design as per extent)

Counter: Quartzite/Stone counter

Fittings: Branded Modular kitchen, SS sink, and CP fittings

Appliances: Refrigerator, washing machine, dishwasher, microwave, oven, hob, chimney (Whirlpool/Siemens/Bosch/ Samsung or equivalent), geysers and exhaust fan

Fixtures: Concealed Lights and Fans

Doors

Main Door: Polished solid core Fire Rated Door

Internal Door: Block Board Doors – Veneer/Laminate/Paint Finish

Windows

Double glazed units with UPVC/Aluminum frames and shutters in living room and bedrooms

Sundeck & Balcony

Floor: Anti Skid Vitrified Finish Tiles

Wall: Acrylic emulsion paint

Railing: SS/MS and laminated glass railing

Electrical Fixtures and Fittings

Modular switches (Honeywell/Wipro/Legrand or equivalent)

FRLS/ ZHFR internal wirings and ceiling light fixtures in balcony, kitchen and toilets

Optical Network Terminal (ONT) in each apartment for data and TV connectivity

Video door phone at main apartment entry door

Fire Fighting System

Fire fighting system with sprinklers and smoke detection system



ACTIVE AIR FILTRATION IN ALL COMMON AREAS
WATER CONSERVATION & HARVESTING
SOLAR POWER
ENERGY EFFICIENT HVAC SYSTEMS
WASTE WATER RECYCLING
MAXIMISED NATURAL LIGHT & VENTILATION
ON-SITE WASTE MANAGEMENT
LED LIGHTING



Registered Office:

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Registration No. DLRERA2022P0007 available at www.rera.delhi.gov.in.

For more information please visit www.tarc.in

Project Name & Address: Tripundra located at Khasra No. 8/26/2, Village Kapashera. Tehsil Vasant Vihar, New Delhi - 110037