


#livetothefuture

TESCON
311
EAST



OM SHIV DHAM

— CHEMBUR —

PROJECT BY



A VENTURE BY *Siddharth Khanna*



****Conceptual design for Market review purposes**



****Conceptual design for Market review purposes**



****Conceptual design for Market review purposes**

LOCATION



THE ADDRESS

O F T R U E L U X U R Y

HEALTHCARE

Apollo Hospital - 2 km
 Inlaks Hospital - 0.6 km
 Zen Hospital - 1.5 km

EDUCATION

Ryan International School - 1 km
 Swami Vivekanand School & College - 1 km
 JBCN International School - 0.6 km
 The Green Acres Academy - 1 km

CONNECTIVITY

Chembur station - 3.5 km
 Monorail station - 0.5 km
 Eastern Freeway - 2.6 km
 Navi Mumbai Airport - 26 km
 BKC - 7.3 km

LIFESTYLE & ENTERTAINMENT

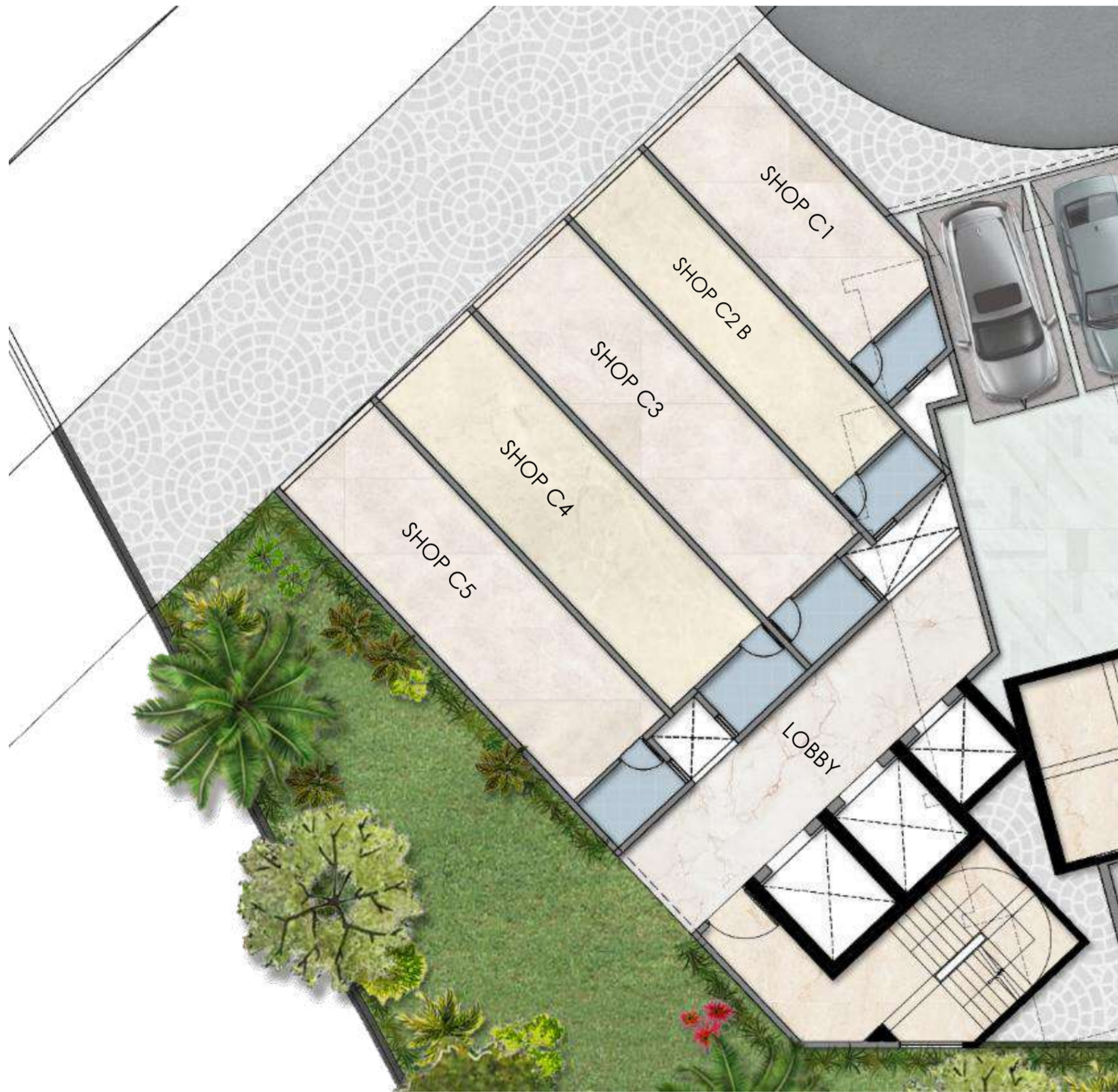
Cubic Mall - 1.7 km
 K Star Mall - 2.5 km
 Acres Club - 1.4 km



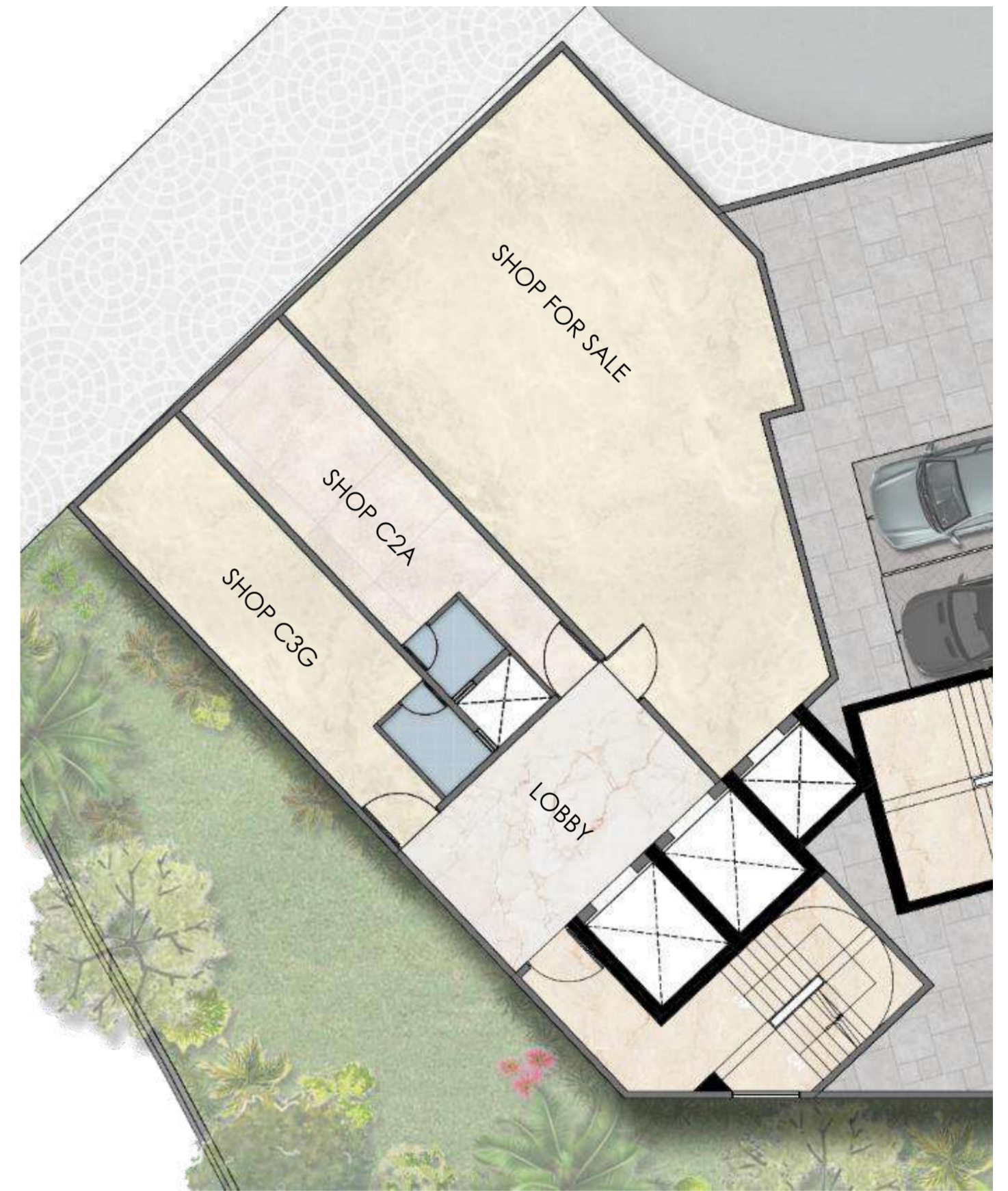
SHOP PLANS



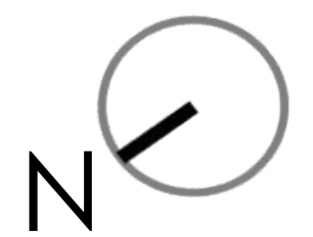
GROUND FLOOR & FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SHOP PLANS



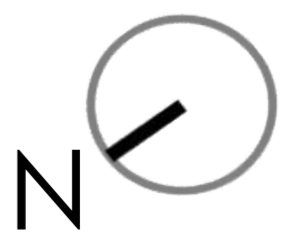
SECOND FLOOR & THIRD FLOOR



SECOND FLOOR

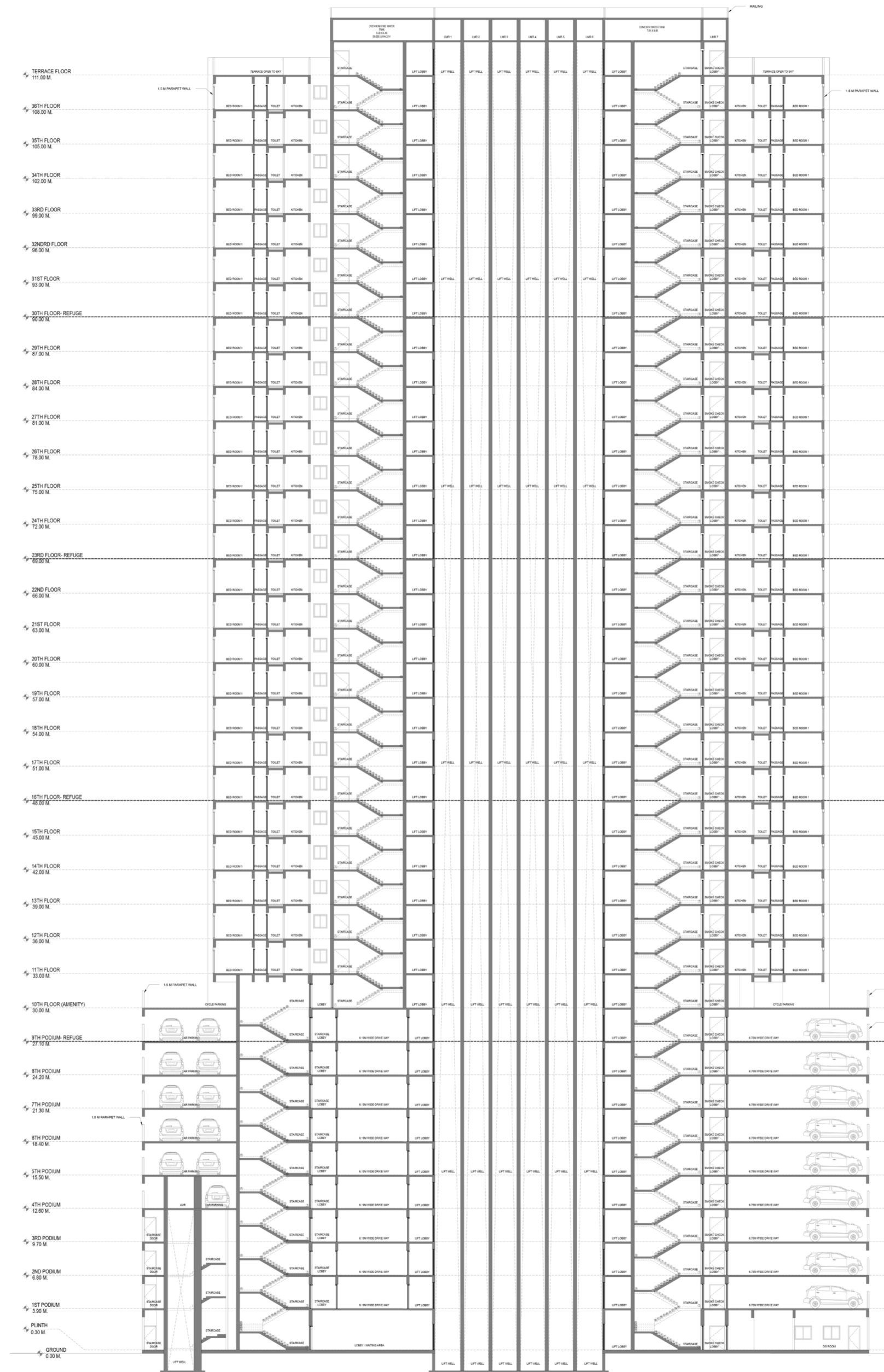


THIRD FLOOR



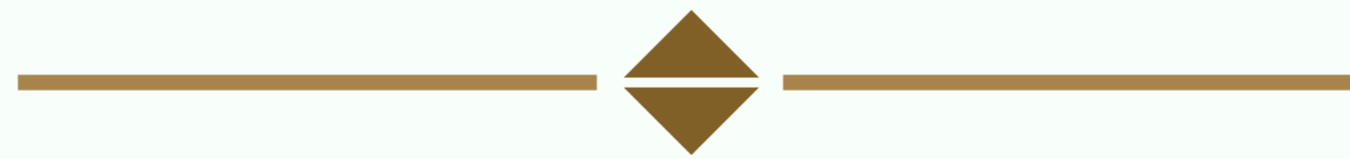
SECTION PLAN





All plans, designs, images, renders, specifications, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purposes and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities.

FLOOR PLANS



GROUND FLOOR PLAN + STILT PARKING

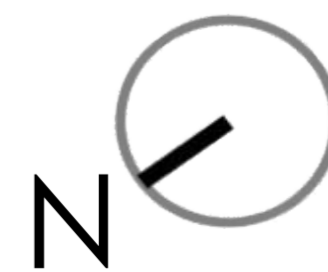
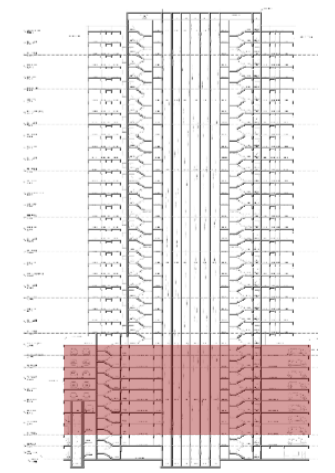
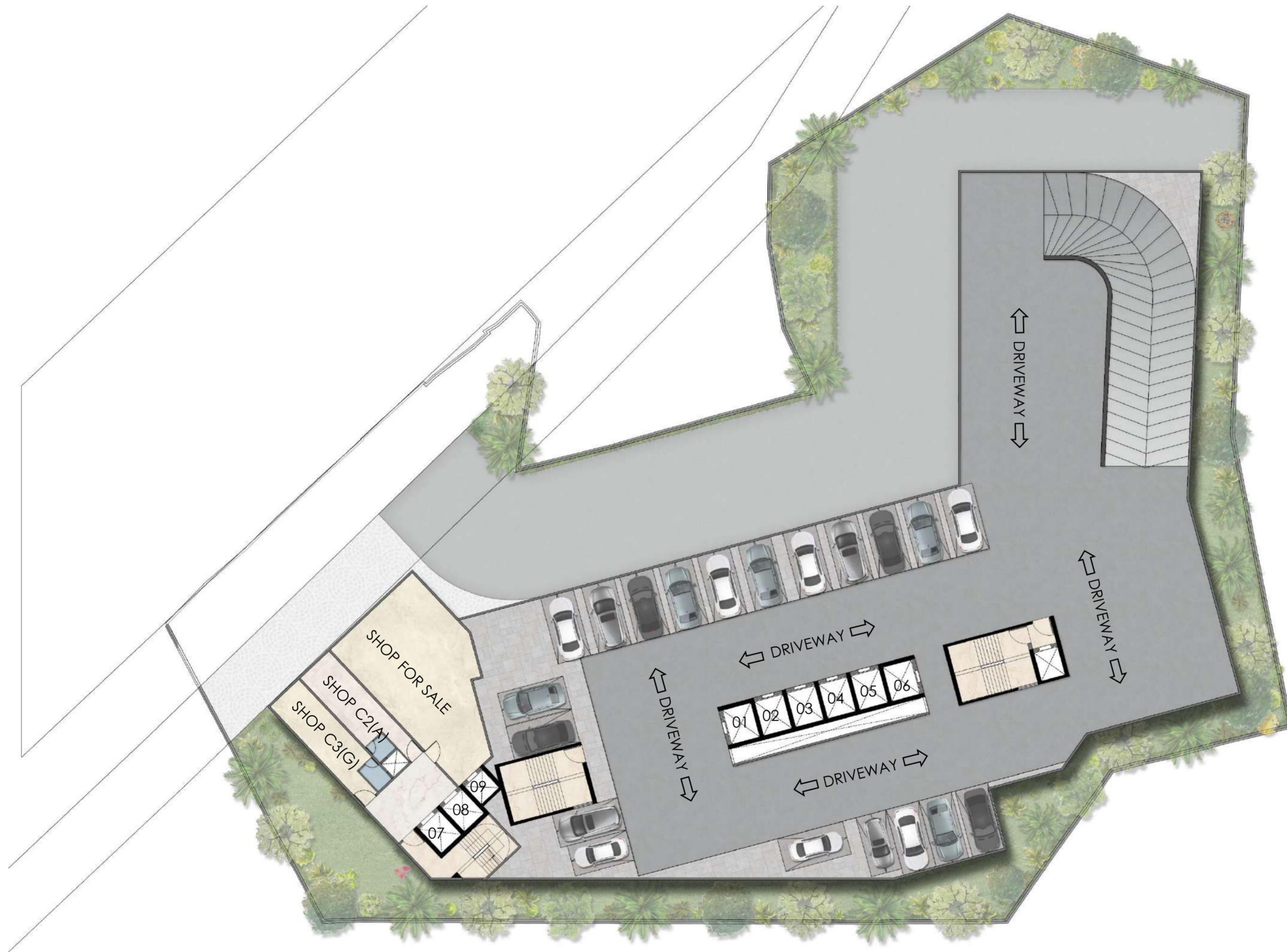


All plans, designs, images, renders, specifications, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purposes and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities.

FLOOR PLANS

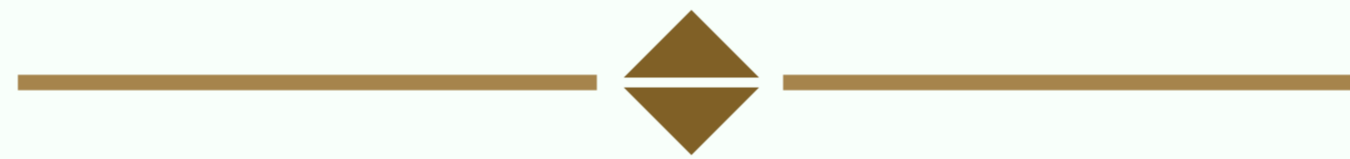


PODIUM PARKING 01 FLOOR PLAN

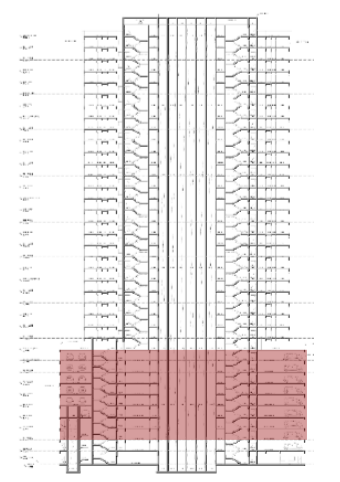


All plans, designs, images, renders, specifications, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purposes and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities.

FLOOR PLANS

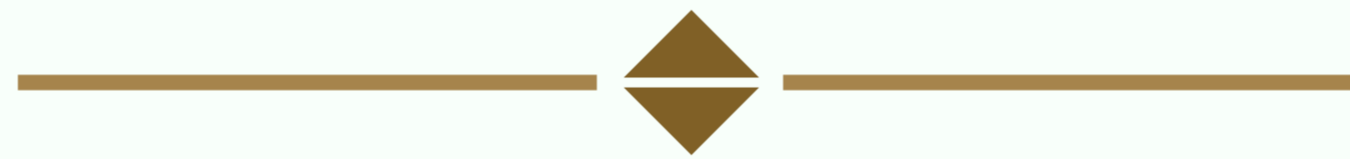


PODIUM PARKING 02 & 03 FLOOR PLAN

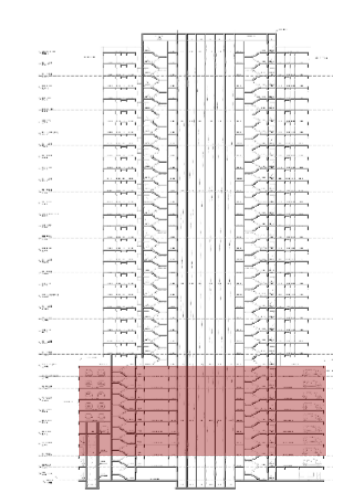
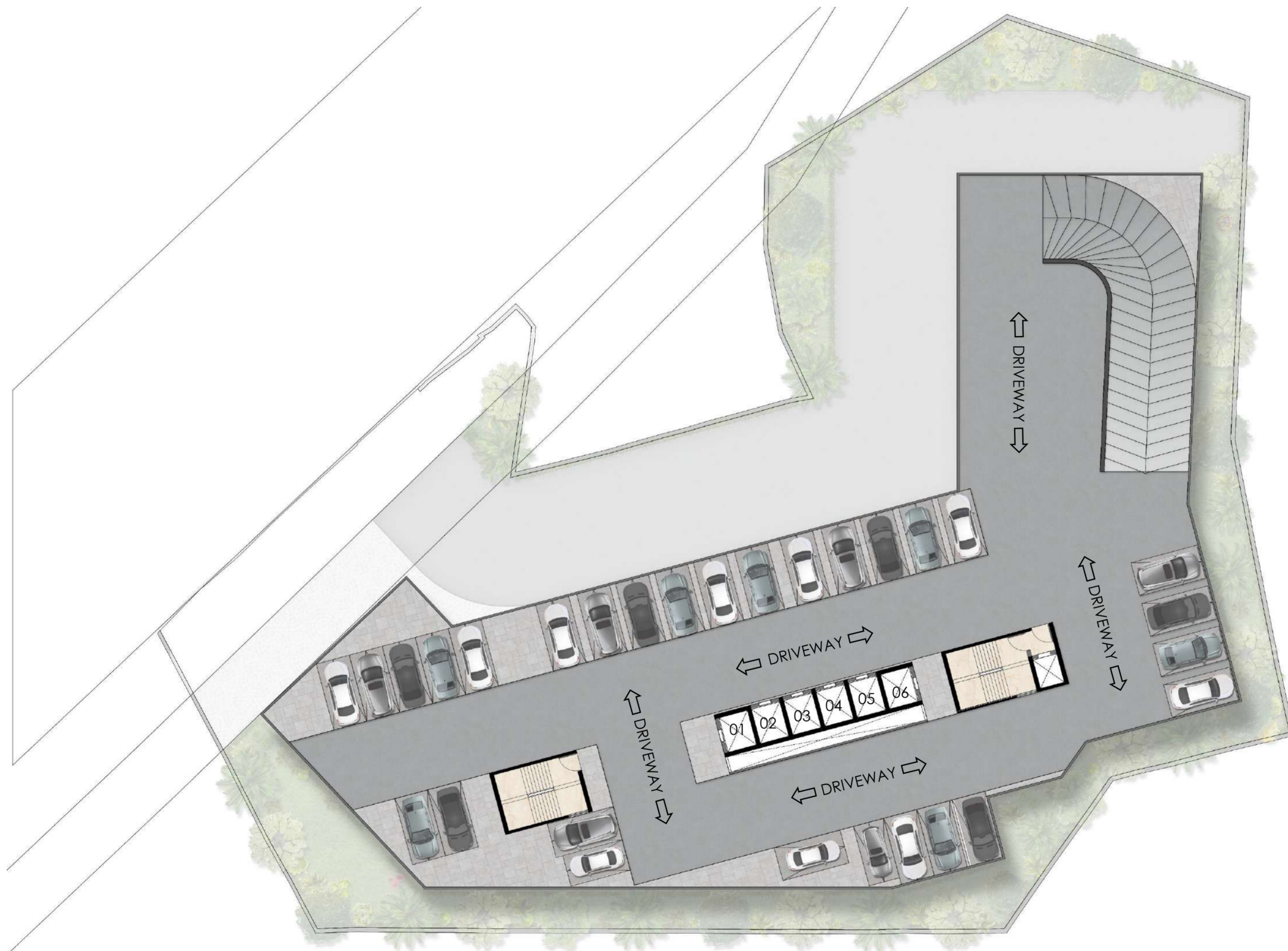


All plans, designs, images, renders, specifications, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purposes and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities.

FLOOR PLANS



PODIUM PARKING 04 TO 08 FLOOR PLAN

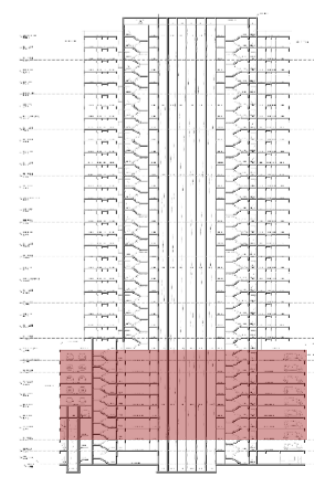
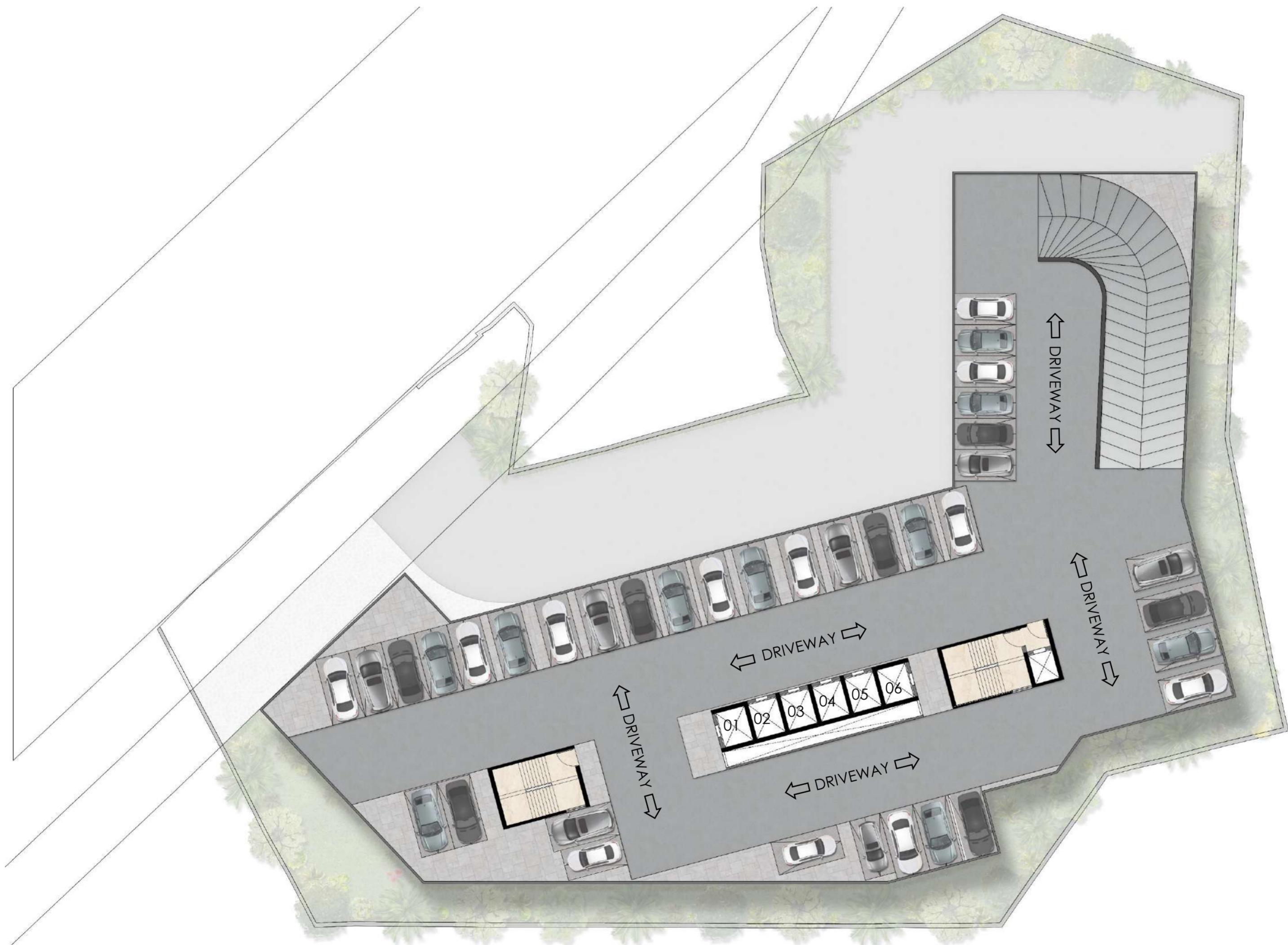


All plans, designs, images, renders, specifications, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purposes and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities.

FLOOR PLANS



PODIUM PARKING 09 FLOOR PLAN



All plans, designs, images, renders, specifications, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purposes and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities.

FLOOR PLANS



TYPICAL FLOOR PLAN

11th, 12th, 13th, 14th, 15th, 17th, 18th, 19th, 20th, 21st, 22nd, 24th, 25th,
26th, 27th, 28th, 29th, 31st, 32nd, 33rd, 34th, 35th, and 36th



All plans, designs, images, renders, specifications, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purposes and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities.

FLOOR PLANS



REFUGE FLOOR PLAN

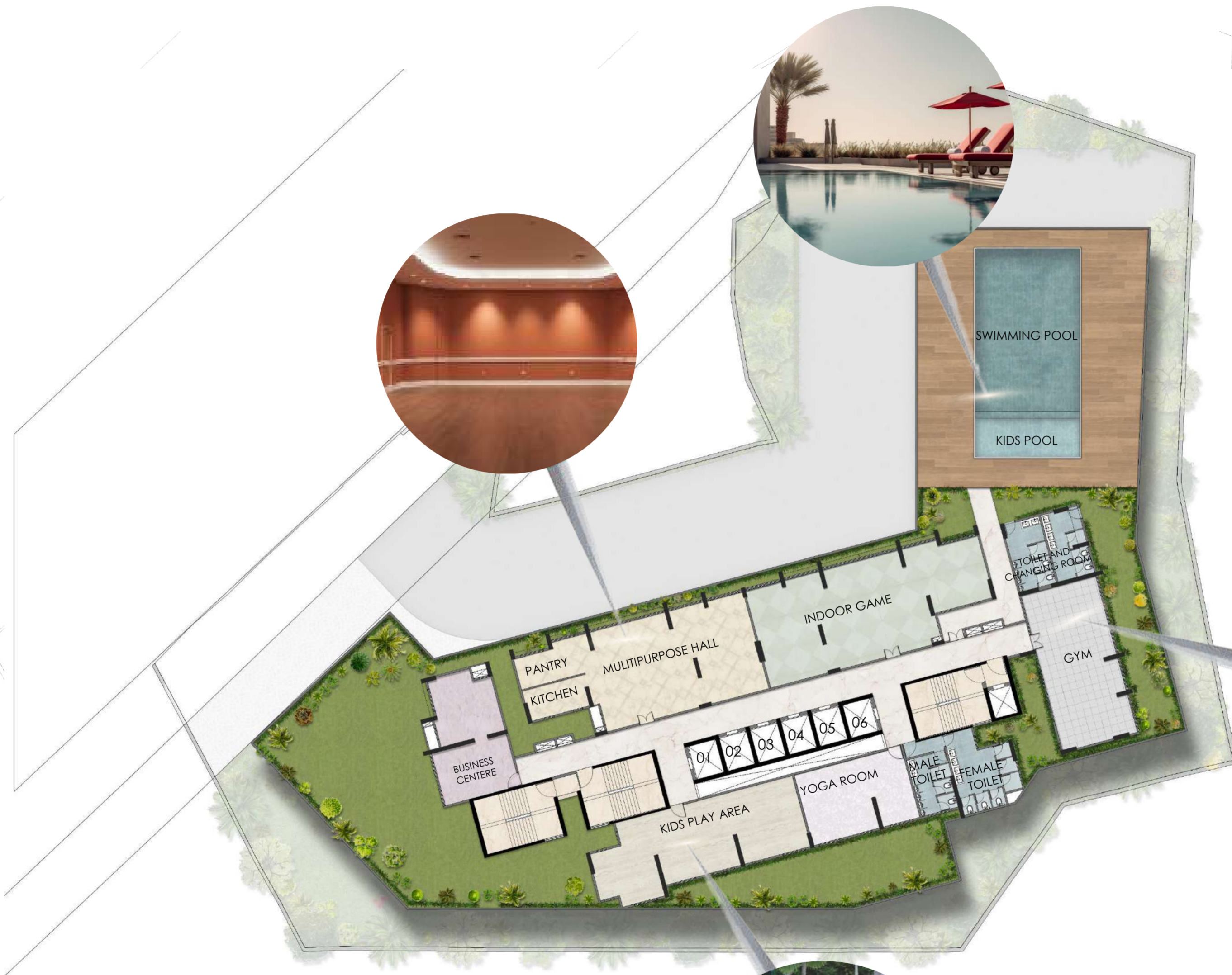
16th, 23rd and 30th



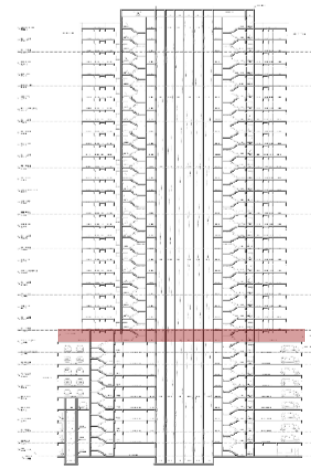
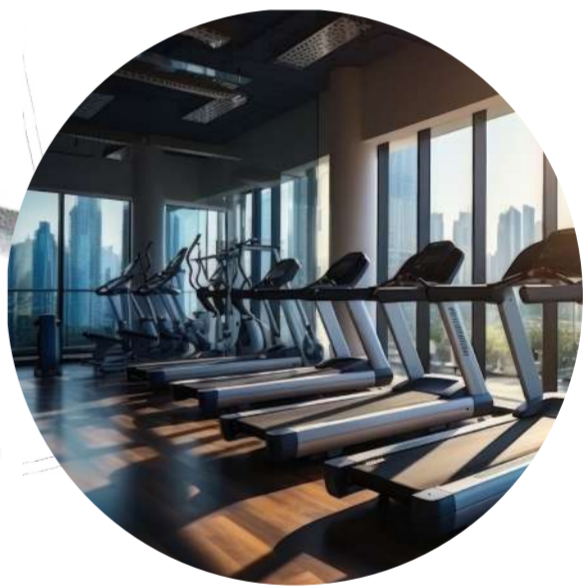
All plans, designs, images, renders, specifications, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purposes and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities.

AMENITY FLOOR PLAN





AMENITY LIST	
A	SWIMMING POOL
B	KIDS POOL
C	KITCHEN
D	MULTIPURPOSE HALL
E	YOGA ROOM
F	MALE TOILET
G	FEMALE TOILET
H	GYMNAISUM
J	INDOOR GAMES ROOM
K	TOILET AND CHANGING ROOMS
L	BUSINESS CENTER



TOWER PLAN



DROP OFF FACING

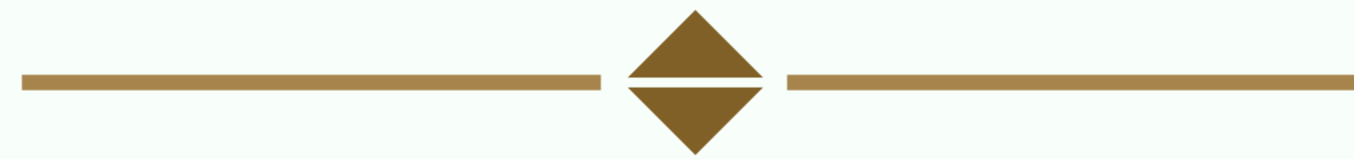


MTHL (ATAL SETU) VIEW



All plans, designs, images, renders, specifications, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purposes and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities.

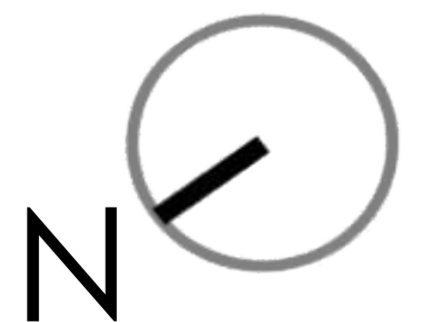
PROTOTYPE PLANS



1 BHK ULTIMA



KEY PLAN

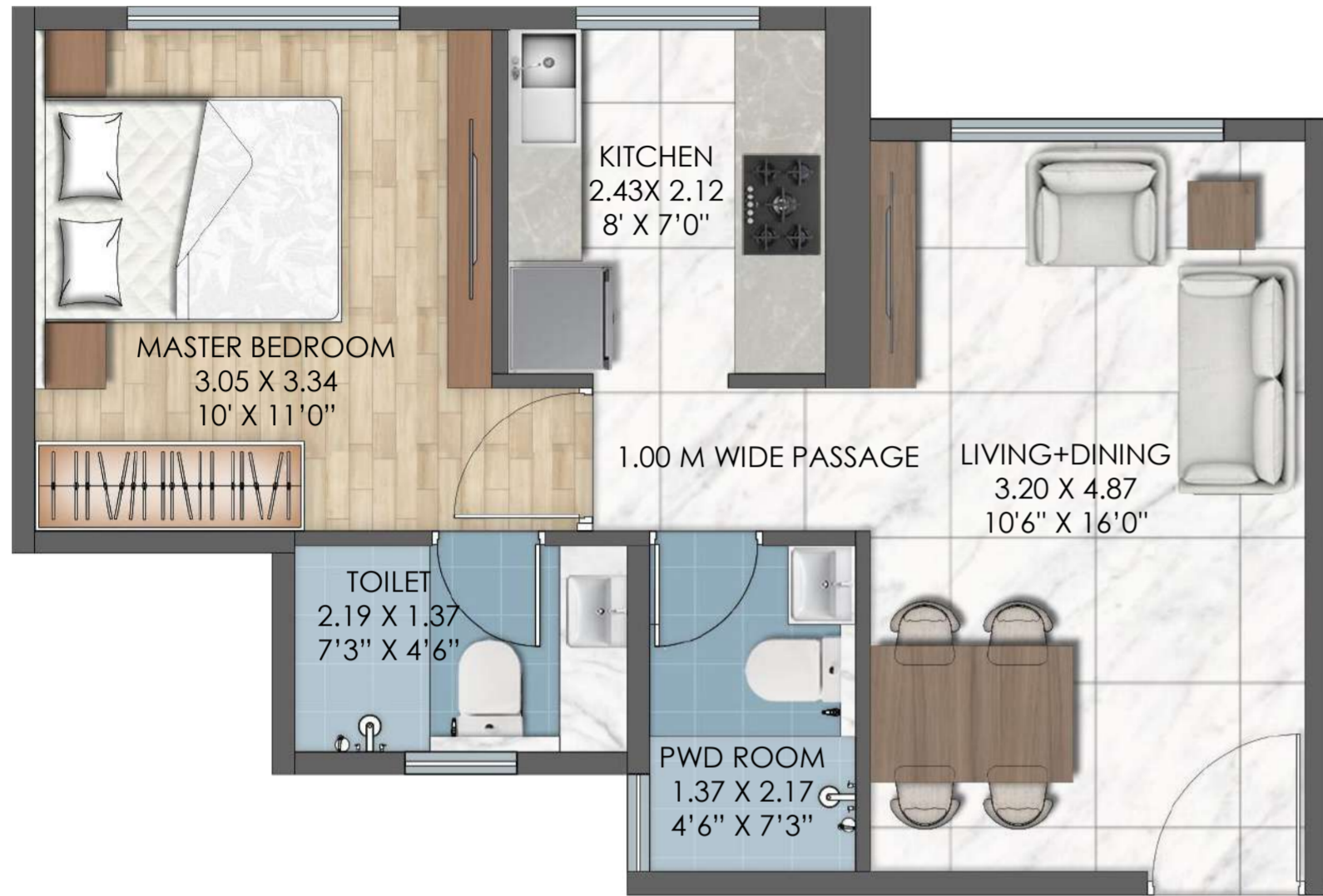


1BHK ULTIMA - PROTOTYPE : TYPE - 2
 PROPOSED USABLE AREA : 494.38 SQFT (45.93 SQM)

PROTOTYPE PLANS



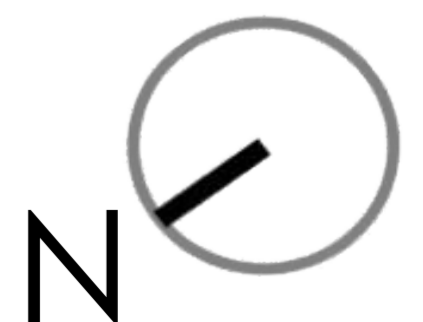
1 BHK OPTIMA A



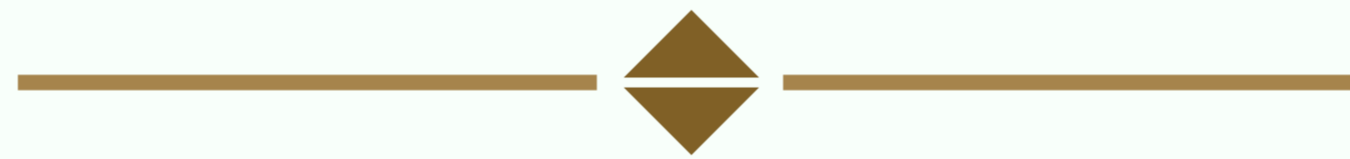
1BHK OPTIMA-A - PROTOTYPE : TYPE -1
 PROPOSED USABLE AREA : 425.24 SQFT (39.51 SQM)



KEY PLAN



PROTOTYPE PLANS



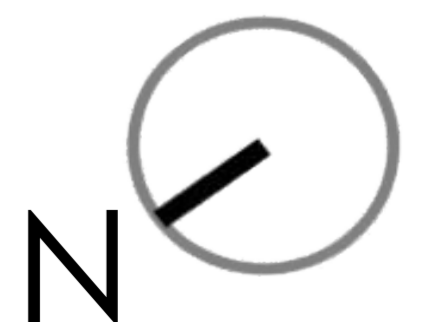
1 BHK OPTIMA B



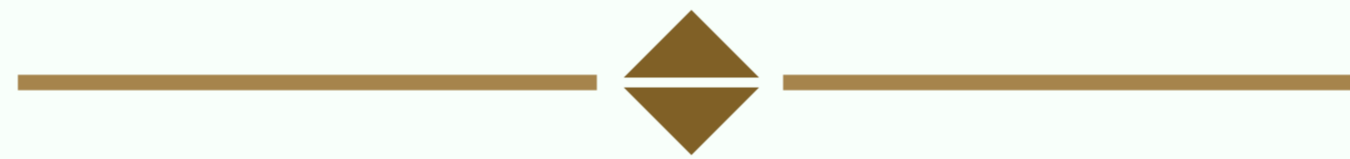
1BHK OPTIMA-B - PROTOTYPE : TYPE -1
 PROPOSED USABLE AREA: 434.68 SQFT (40.38 SQM)



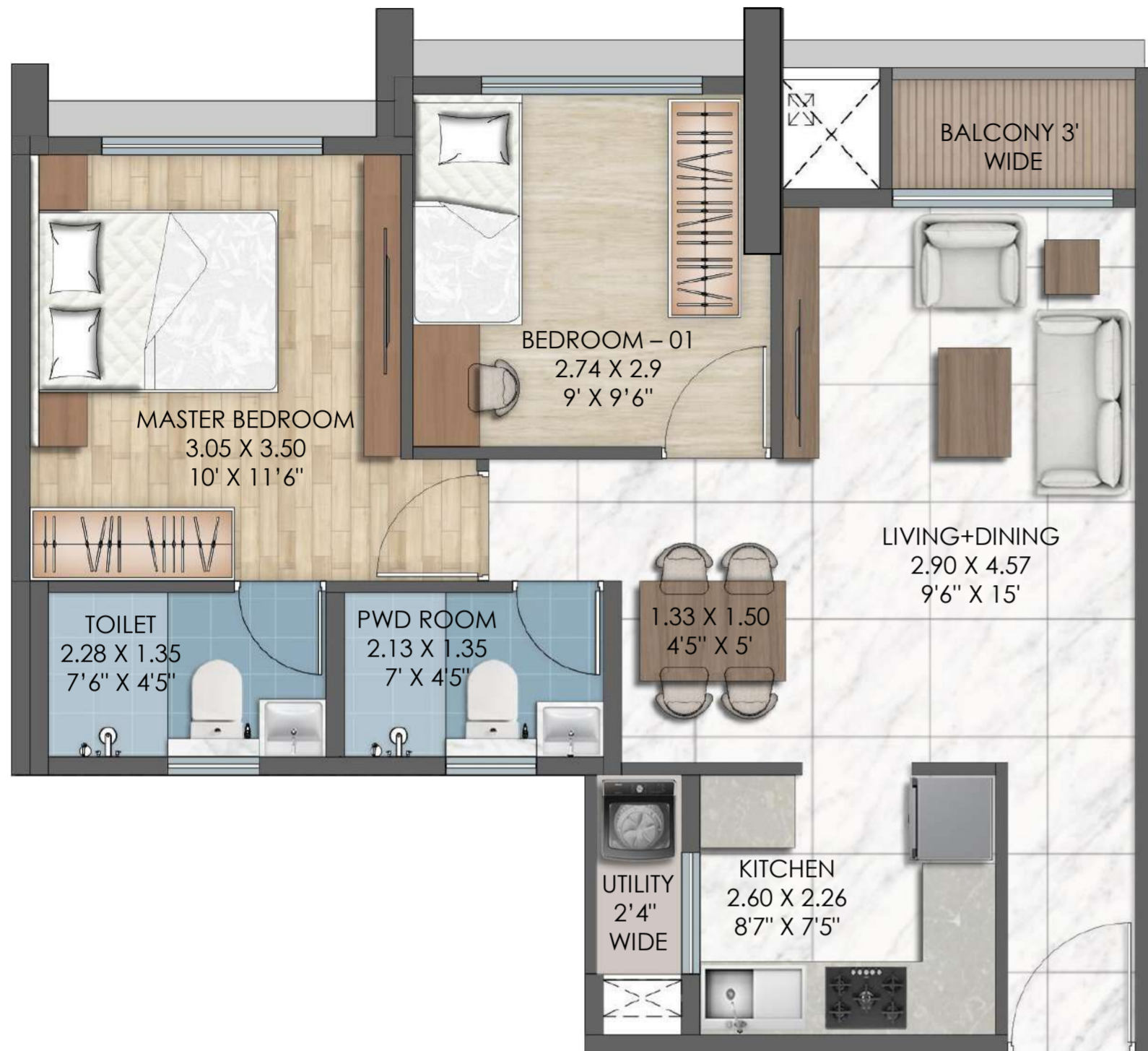
KEY PLAN



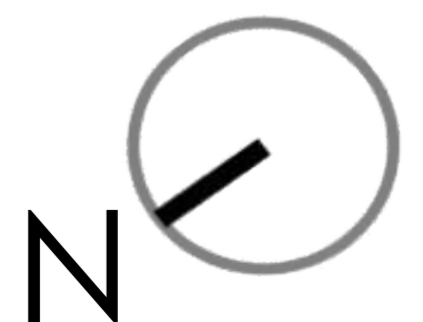
PROTOTYPE PLANS



2 BHK OPTIMA

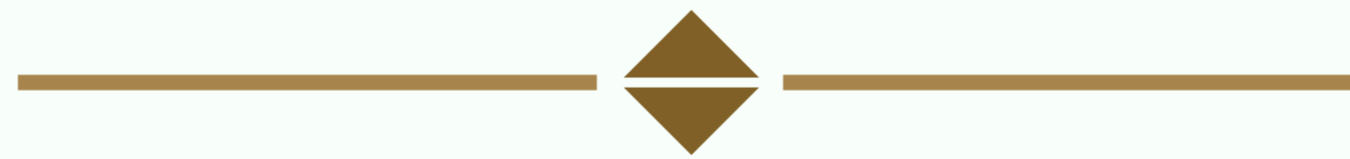


KEY PLAN



2BHK OPTIMA - PROTOTYPE : TYPE - 4
 PROPOSED USABLE AREA: 614.43 SQFT (57.08 SQM)

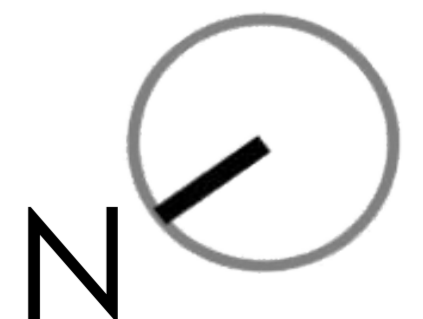
PROTOTYPE PLANS



2 BHK ULTIMA



KEY PLAN



2BHK ULTIMA - PROTOTYPE : TYPE - 5
 PROPOSED USABLE AREA: 646.51 SQFT (60.06 SQM)

AMENITIES



ON THE 10TH-FLOOR PODIUM LEVEL
SPREAD ACROSS 20,000 SQFT

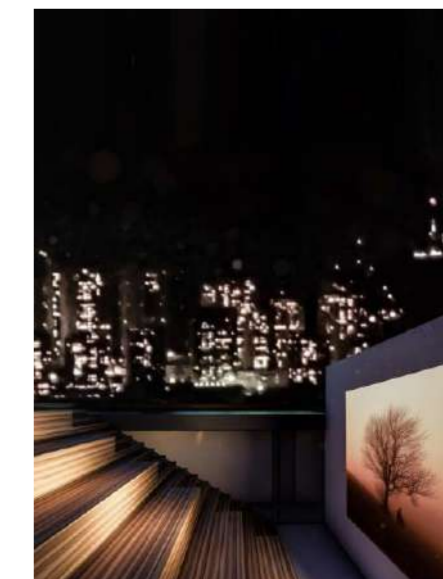
SPECIFICATION LIST *

- *Paved surface area on the ground floor*
- *Fully furnished society office with AC*
- *CCTV camera facility in the complete project*
- *Hi-wall split AC in all habitable spaces*
- *Intercom & video door phone facility*
- *Home automation compliant home*
- *Safety Door along with the main entry door*
- *Kitchen ventilation exhaust*
- *Hot water provision*
- *Car parking facility*
- *Granite platform with 600 x 1200 vitrified tiles in dado*
- *800 x 800 vitrified tiles for flooring*
- *Grand entrance lobby*
- *High speed elevators with an exclusive stretcher elevator*

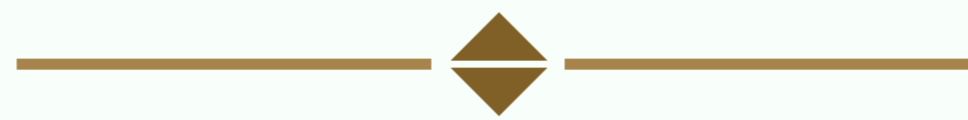
- *SUBJECT TO APPROVED PLAN*

AMENITIES LIST (4TH FLOOR & TERRACE) *

- *Equipped & Air-conditioned gymnasium*
- *Indoor Sports (Table tennis & board games)*
- *Crèche & Kids Play Area*
- *Swimming pool (4' plunge pool)*
- *Multi utility hall*
- *Guest rooms*
- *Co-working space*
- *Yoga & meditation room*
- *Terrace party lawn*
- *Star gazing deck*
- *Skating area*
- *Open-air theatre*
- *Walking pathway*
- *Exclusive drop-off points for each wing*
- *Temple*
- *Mist garden*



QUALITY CONSTRUCTION





 **STEEL**
Longevity &
Strength


 **RIVER SAND**
Strength & Purity

 **BLOCK**
Accurate Shape &
Size Without Breakage

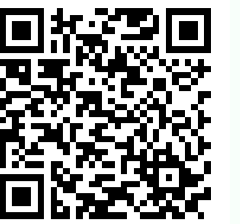
 **CEMENT**
ISI Certified

 **RMC**
Ensures
Consistent
Quality

 **AAC BLOCKS**
Stronger, & provide
better insulation

 **PT CABLE**
To make structure
stronger & more
crack-resistant

 **FIRE & SAFETY SYSTEMS**
Fire alarms, Sprinklers, Fire-rated cables,
Shafts, Emergency exits & Signage



RCC CONSULTANT

ADHARSHILA CONSULTANTS

LIASIONING ARCHITECT



DESIGN ARCHITECT



MEP CONSULTANT



LEGAL ADVISORS



9564 311 311 | 311east@tescongreen.com | www.tescongreen.com

Site Address: CTS No. 311A, R.C Marg, Village - Vadhavali, Laxmi Colony, Chembur, Mumbai - 400 074.

Corporate Office: 205/206, 2nd floor, A Wing, Plan M Business Park, 9/9A, MIDC Main Rd,

Thane - Belapur Rd, TTC Industrial Area, Turbhe, Navi Mumbai - 400 703.