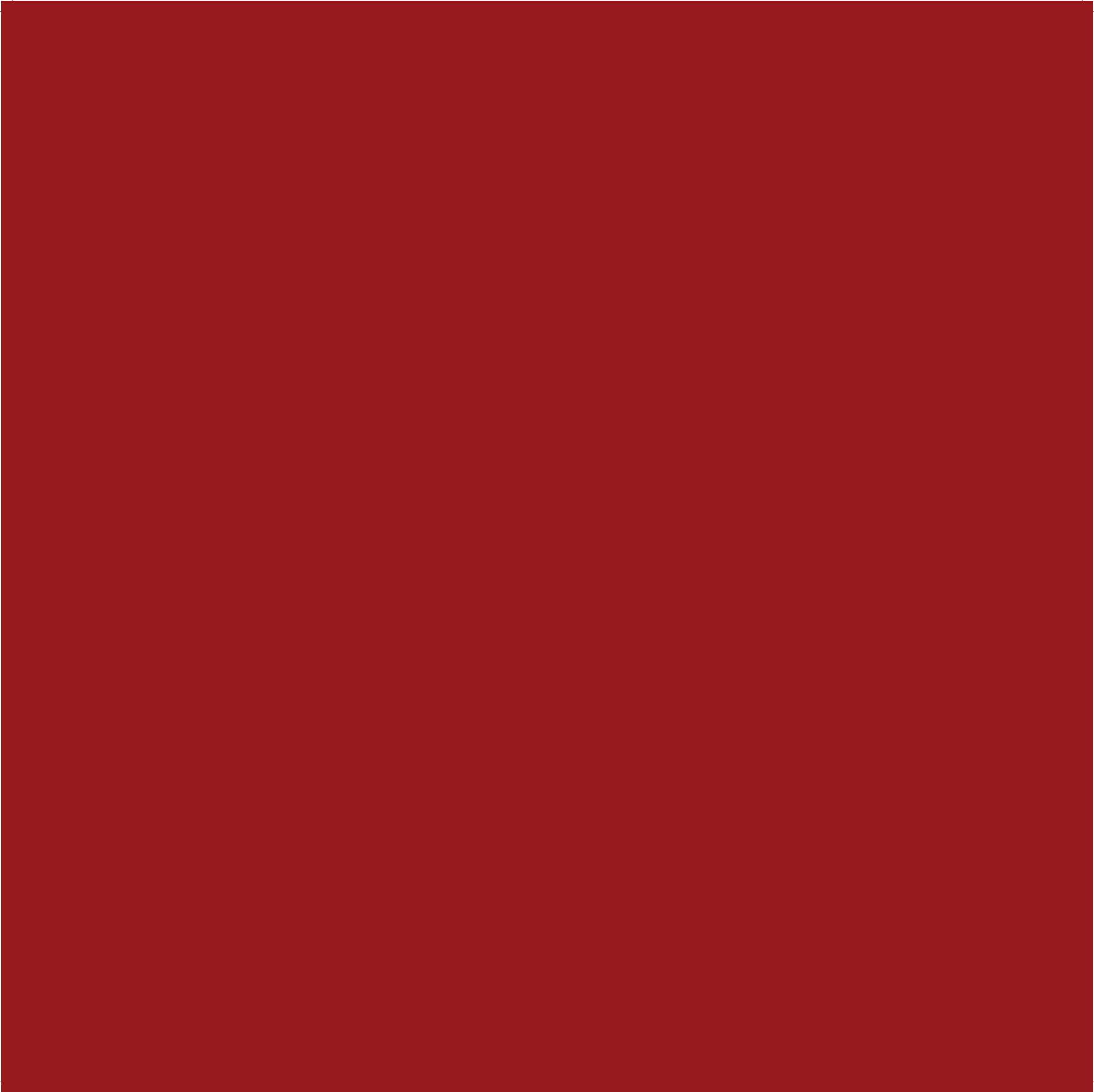




TARC  
**Kailāsa**

PATEL ROAD, NEW DELHI



# Kailāsa

One who bestows peace.  
Abode of lord Shiva.

Welcome to TARC Kailāsa  
the ultimate destination and the supremely pure abode.





# An ode to divine serenity and modern sophistication.

Amidst the traditional echoes of enduring wisdom, Kailāsa became a sanctuary where even the mighty Lord Shiva found solace within Kailāsa. Following this celestial spirit, the TARC Kailāsa unfurls as an architectural ode to tranquillity.

Here, every breath orchestrates the rhythm of time, crafting not just homes but a sanctuary that transcends the confines of physicality and dimensions. It's a voyage into the discovery of your inner sanctum — a tranquil haven where the privileges of contemporary living converge. At TARC Kailāsa, the journey concludes with the harmonious symphony of peace and modern indulgence.

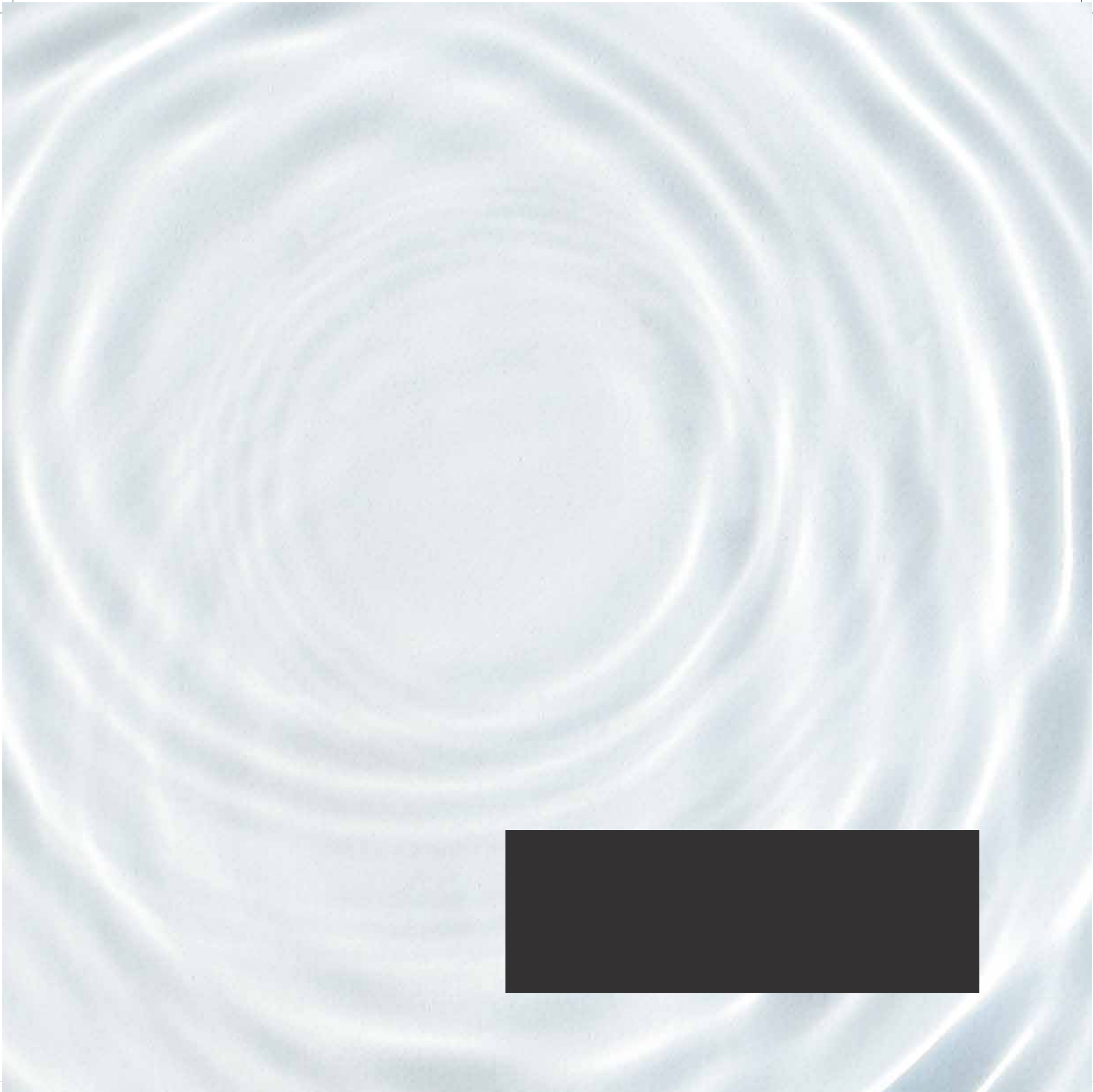




Artistic impression



At TARC Kailāsa, own the most  
priceless space - your mind



# The synergy of cosmic energies

Rooted in the elements of the Vedic science of Vastu Shastra, we have created thoughtful homes that harmonize the energies of Earth, Fire, Water, Wind, and Sky with meticulous precision. Our homes are a gateway for positive vibrations, and fostering a balance that transcends the physical realm to offer a holistic and harmonious living experience.





## Fire (Agni)

In the realm of design at TARC Kailāsa, the element of fire, Agni, illuminates a path of warmth and vibrancy. Homes are meticulously oriented to receive direct sunlight, ensuring not just illumination but a daily infusion of natural vitality. The play of light becomes a dance, choreographed to create spaces that are not just dwellings but sources of constant energy and life.



## Water (Jal)

TARC Kailāsa's design is inspired by the ingenious concept of Indian step-wells, embodying the element of water, Jal. Emulating the life-giving attributes of these ancient structures, the architecture seamlessly incorporates fluidity. Pools, fountains, and water features intertwine, crafting an atmosphere of abundance and tranquility.



## Air (Vayu)

The spacious and well-ventilated residences at TARC Kailāsa resonate with the essence of wind, Vayu. Reflecting the natural flow of air, the design emphasizes ventilation, enabling a continuous circulation that revitalizes and rejuvenates. Each corner transforms into a breezy alcove, seamlessly merging indoor spaces with the invigorating embrace of nature.



## Earth (Prithvi)

Rooted in the element of Earth, TARC Kailāsa resonates with the stabilizing force of the planet, featuring a lush natural forest cover intricately woven into a six-layer plantation. More than just sustainable, the project is immersed in this authentic ecosystem, seamlessly blending modern living with the untamed beauty of nature.



## Space (Akash)

Residing here is a fully immersive encounter with awe-inspiring 360-degree panoramas. Nestled alongside the expansive greenery of the Delhi Ridge, recognized as the lungs of New Delhi, TARC Kailāsa resonates with the element of air, Akash. Its close proximity to this luxuriant verdant landscape fills the air with purity and a profound connection to nature.

# THE LOCATION



# Connected to the past, present and future of Delhi



TARC Kailāsa is a timeless masterpiece that links you to tomorrow's global communities, today's urban pulse and the iconic landmarks of yesteryears. Its direct entrance from Patel Road seamlessly merges with the contemporary rhythm of the city. Proximity to New Delhi Ridge envelops you in pure air, honouring the city's historic charm. The panoramic city views from Kailasa's vantage point amplify its urban allure, crafting an oasis that resonates with the past, present and future of New Delhi.

# The most prestigious address of New Delhi

TARC Kailāsa stands as a symbol of luxury on the best location of Patel Road New Delhi, strategically positioned right on the Patel Road. At the project entrance, the expansive Patel Road serves as the main artery to Connaught Place, ensuring connectivity to key locations.

## Right on the Main Road

TARC Kailasa is located on the iconic Patel Road.

## Patel Road - Main Artery to Connaught Place

Patel Road serves as the main artery to Central Delhi, ensuring effortless access to all major destinations.

## 84-Meter Wide (ROW) Road

An expansive Right of Way ensures a grand entry, setting the stage for a lifestyle that dares to dream big.

## Proximity to Delhi Ridge

Experience the refreshing embrace of nature, just a stone's throw away from the legendary Delhi Ridge.



**TARC  
Kailāsa**

**Connaught  
Place**

*Patel Road (Main artery to CP)*

**Pusa Hills  
Forest**

**South Central  
Ridge Forest**

**India Gate**

MAP NOT TO SCALE

# The core of New Delhi. The soul of India.

TARC Kailāsa, spanning more than 6 acres, epitomizes urban living entwined with natural serenity, right in the hub of the capital. It's perfect for those who want a green haven with the privileges of city living. Just moments from New Delhi's cultural gems and with seamless access to all the major hotspots and metro lines, commuting is a breeze. Not to forget, you are minutes away from all premier medical and educational institutions.

### **IMPORTANT LANDMARKS**

Delhi Ridge  
Parliament House  
Rashtrapati Bhawan  
Railways  
India Gate  
Airport

### **CLUBS**

Punjabi Bagh  
Chelmsford  
Taj Chambers  
Delhi Golf  
Gymkhana

### **HOTELS**

ITC Maurya  
Ashoka Hotel  
Taj Palace  
Leela Hotel  
Lodhi

### **MALLS**

Chanakya  
Pacific Mall  
Promenade

---

### **MARKETS**

Connaught Place  
Punjabi Bagh  
Khan Market  
Lodhi Colony  
Sundar Nagar

### **SCHOOLS**

GD Goenka  
Springdales  
CJM  
Colombus  
Modern

### **HOSPITALS**

BLK  
Ganga Ram  
Max Super Speciality  
Primus





# THE ENVIRONMENT



# A grand homecoming. Every time.

At TARC Kailāsa, you are greeted by an opulent Indian magnificence. Whether it's the majestic entrance or the lush expanse of greenery, the atmosphere creates a sense of your own exclusive sanctuary. The project is accessible directly through one of the widest roads in the vicinity, which seamlessly guides residents from the city's hustle to their exclusive haven.

A lush green canopy and meticulously designed spaces create a welcoming ambience, setting the stage for the serenity that lies within. Safety is paramount, and Kailasa ensures offering residents a protected living environment. Underneath the metro line, a curated garden not only serves as a visual barrier from Patel Road but also acts as a natural barricade against noise and pollution. Vertical gardens on metro columns integrate nature into urban living, making the entrance not just a gateway but a majestic portal to an extraordinary lifestyle.





## A sea of greens and blues.

Discover TARC Kailāsa's essence in nature's lush greens and serene blues, a haven where six layers of greenery and water bodies inspire tranquility. At the heart of TARC Kailāsa lies a community-driven space, echoing historical courtyards, which foster relationships across generations. Welcome to a space where greens and blues embrace, and community bonds thrive.

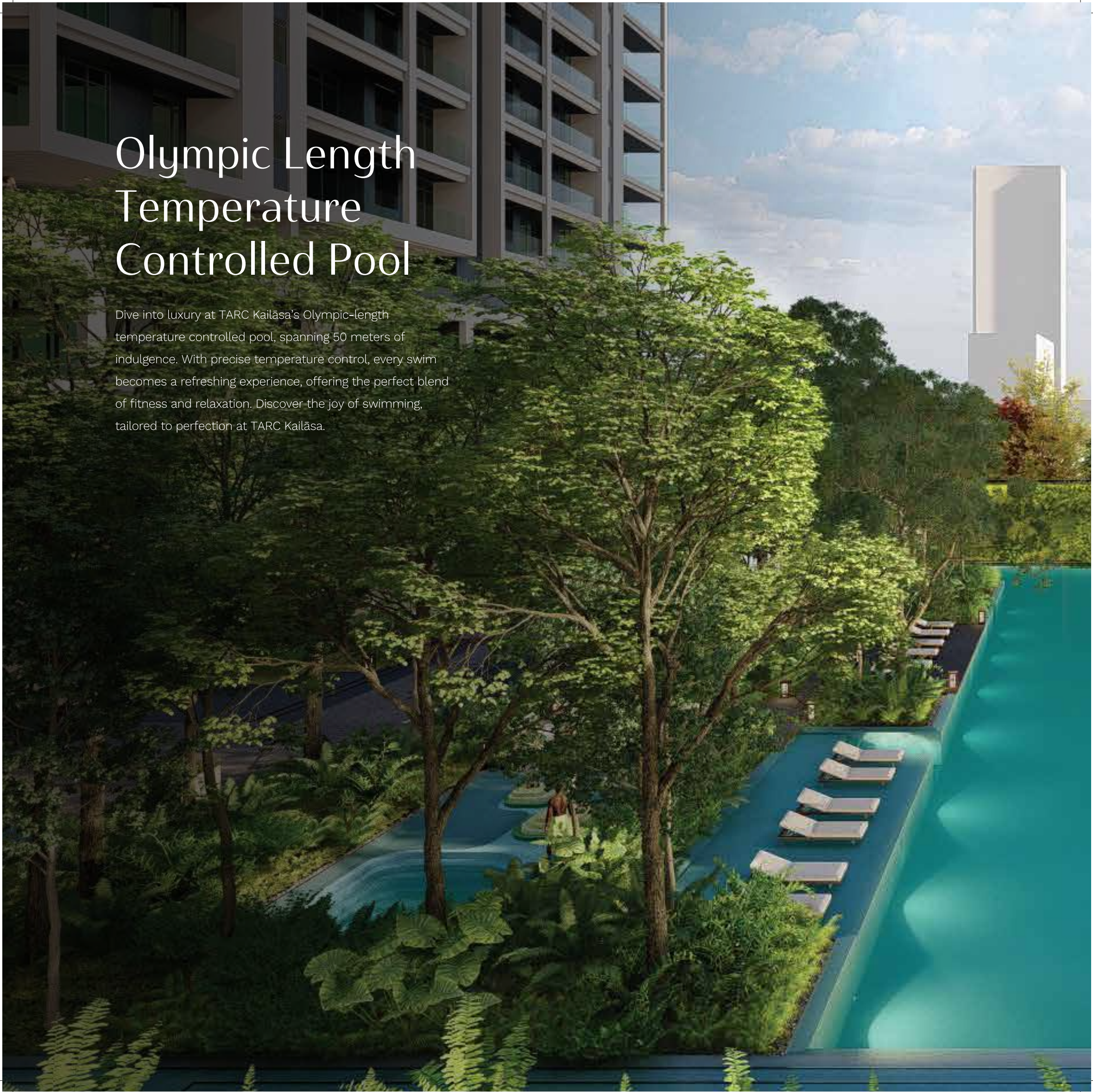






# Olympic Length Temperature Controlled Pool

Dive into luxury at TARC Kailāsa's Olympic-length temperature controlled pool, spanning 50 meters of indulgence. With precise temperature control, every swim becomes a refreshing experience, offering the perfect blend of fitness and relaxation. Discover the joy of swimming, tailored to perfection at TARC Kailāsa.







Artistic impression





Artistic Impression

## Kids Pool

Witness the joy of your little ones as they play in the Kids Pool Area at TARC Kailāsa - an aquatic paradise filled with laughter and dreams. With rounded pool corners ensuring added safety for children, this space is not only secure but also a perfect haven for creating lasting water memories for young hearts.

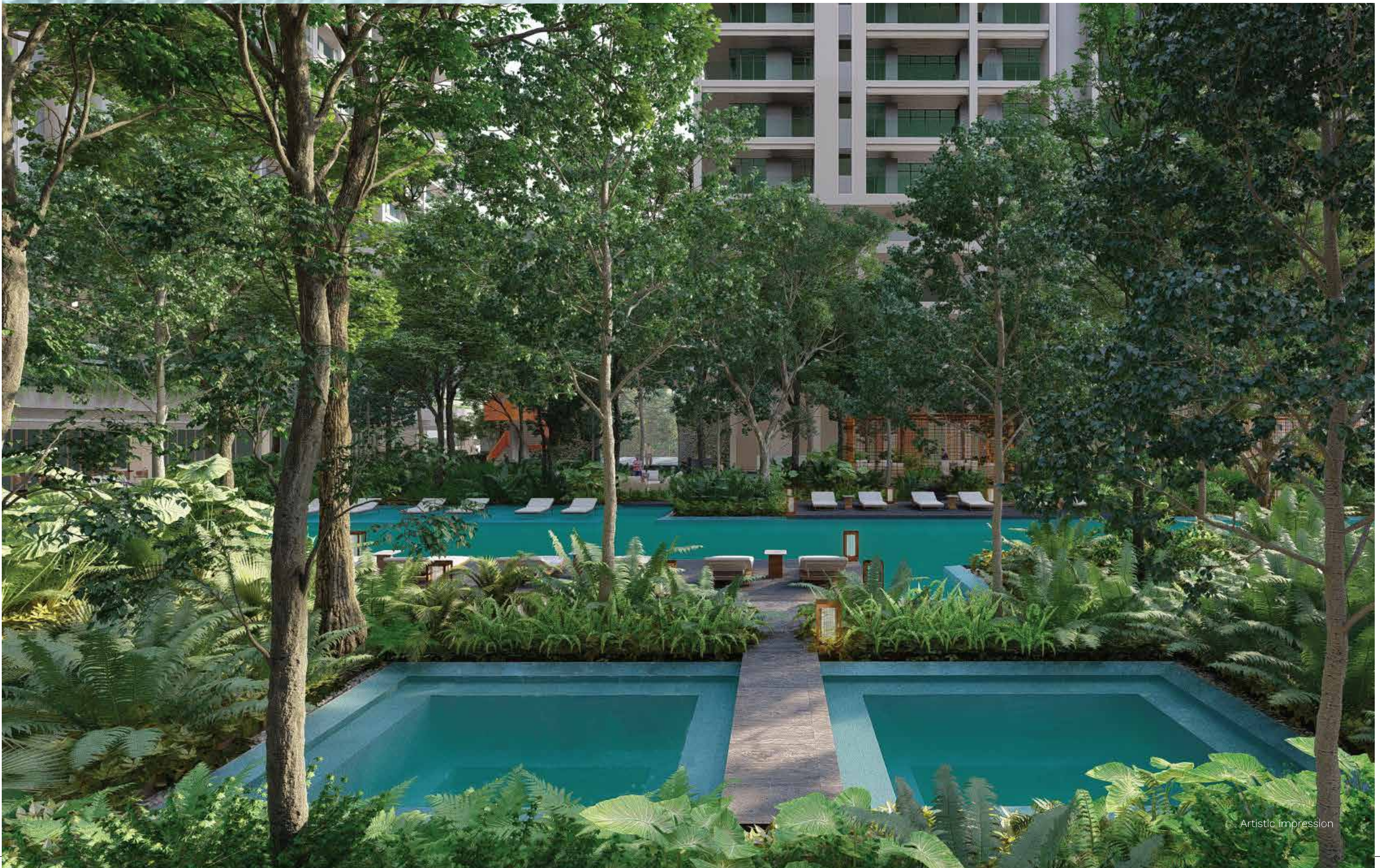






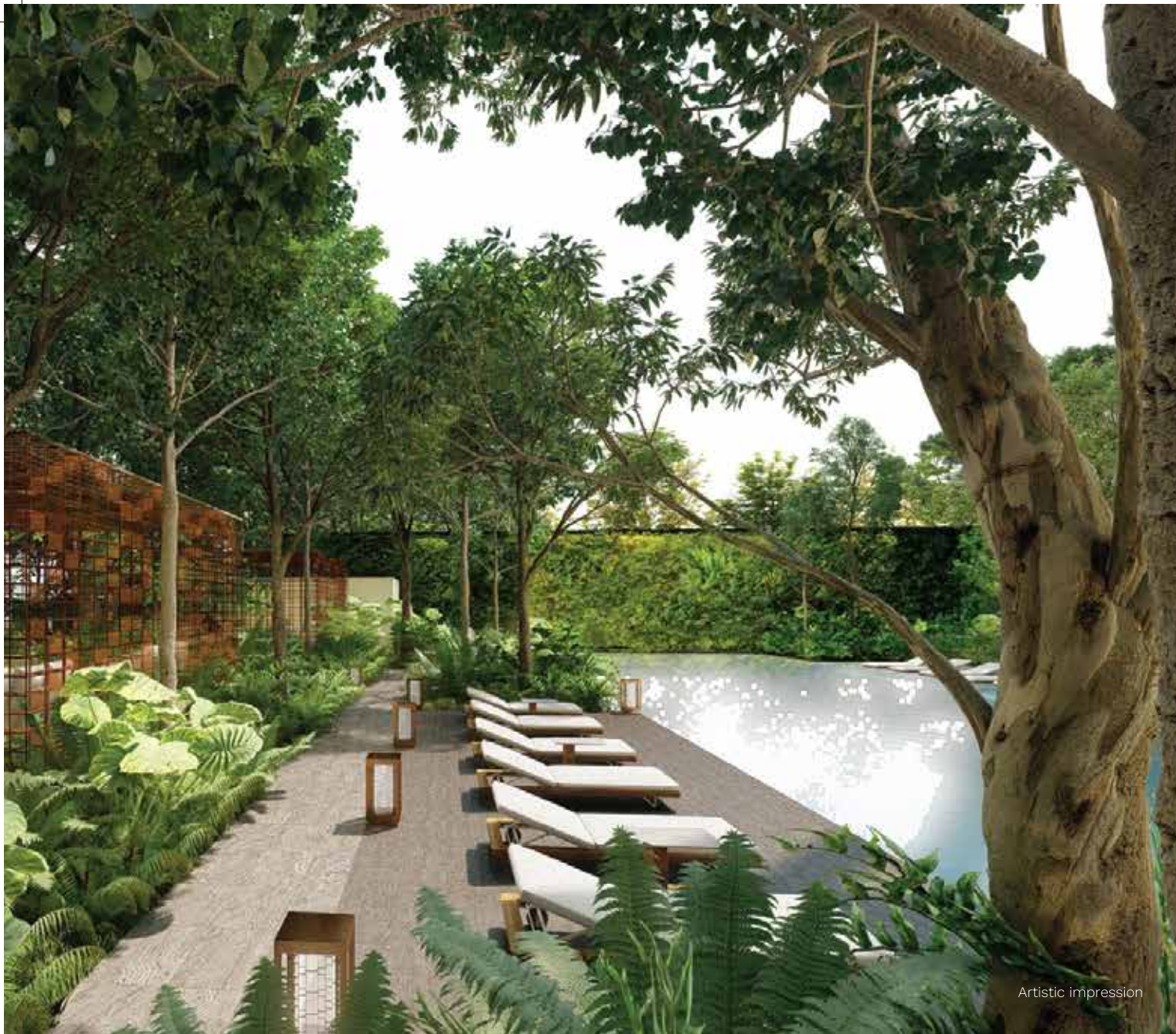
## Hot & Cold Jacuzzis

Indulge in the epitome of relaxation with Hot and Cold Jacuzzi. Immerse yourself in the soothing embrace of warm bubbles or invigorate your senses with a refreshing dip—where rejuvenation meets luxury in a symphony of thermal opulence.



Artistic Impression





Artistic impression



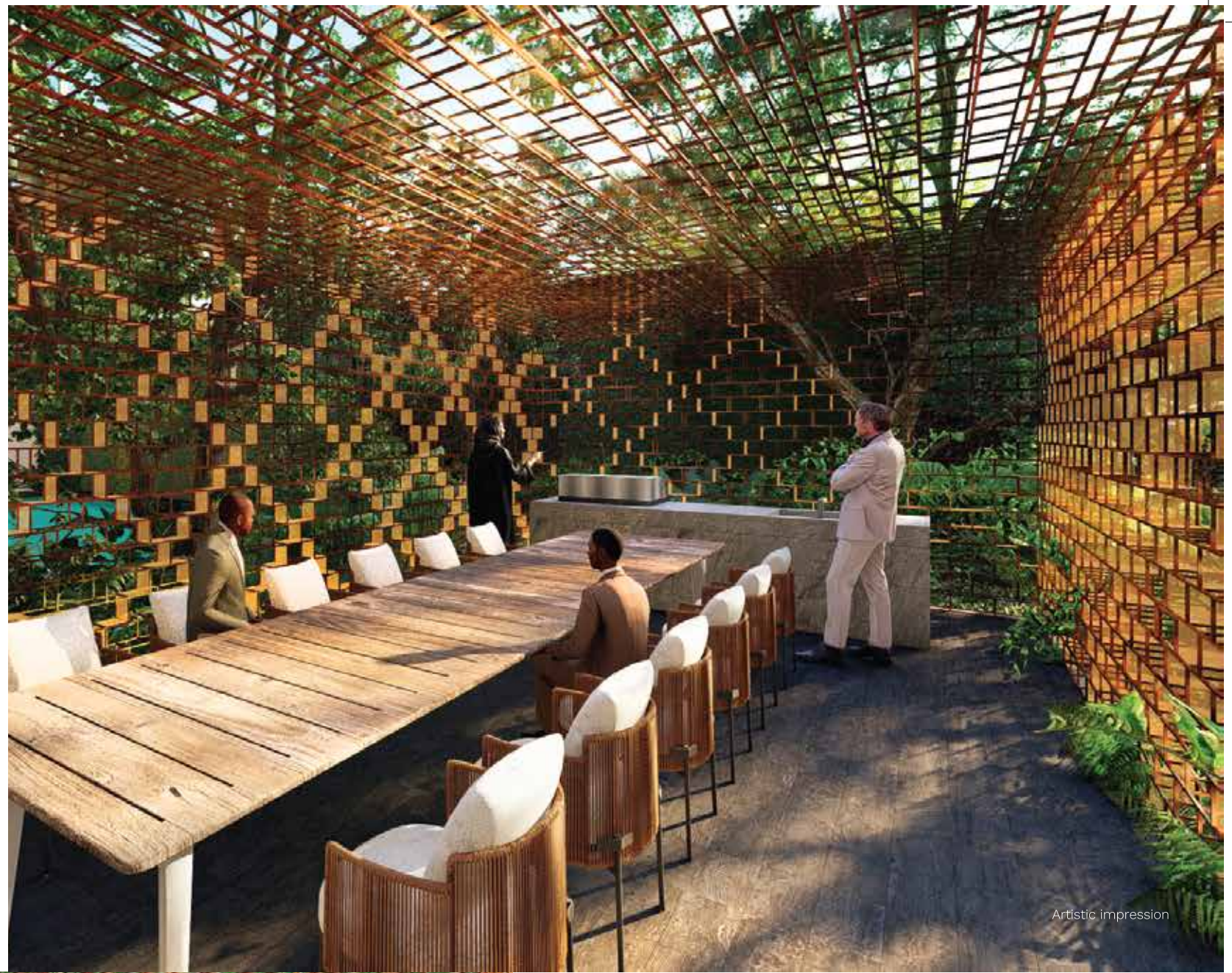
Sun Loungers on Deck & In Water



Artistic impression



Social Corners  
With Deck



Artistic impression



Artistic impression

Private Pavilions



Tropical Haven - Encircled by  
Serene Water Bodies

Pool Bar and Restaurant

Panoramic Perspective of the  
Restaurant and Celebration Hall

Green Wall - Aesthetic Partition  
from Nearby Surroundings





Stock image



Artistic impression

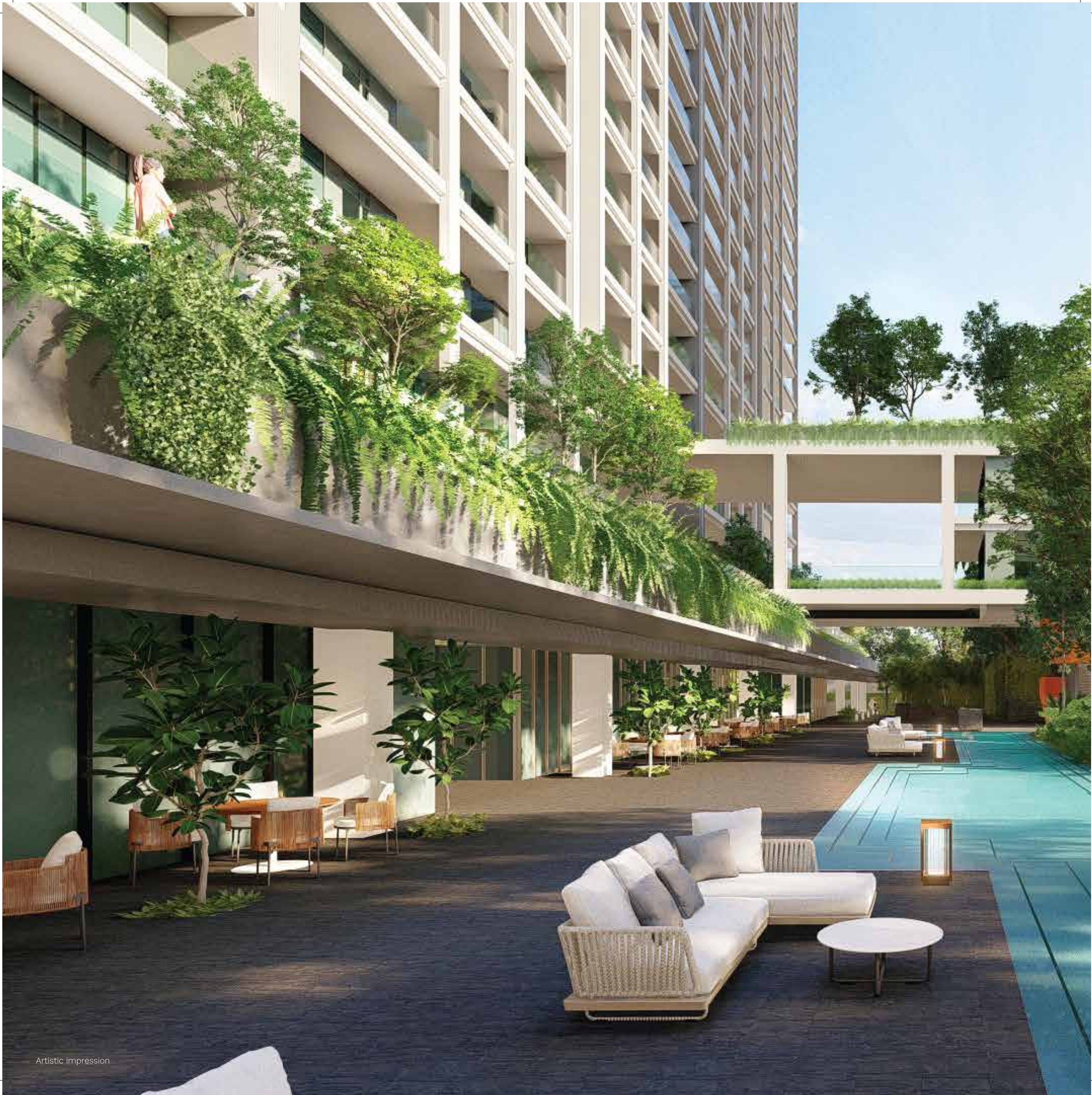


Artistic impression



Artistic impression





Artistic impression





## Resort Style Landscape

Stroll through the shallow waterfront areas at TARC Kailāsa, where the water beckons with a gentle caress. Elegant and serene, it's a unique retreat for leisurely walks and tranquil moments, offering a perfect blend of sophistication and natural allure.





A child's  
kingdom of joy







Stock image



Bridge Climbing

Hanging Bar

Net Climbing

Playground







Stock image



Stock image



Stock image

Tree House  
Petanque Area  
Skating Area  
Tot-lots



# Where every corner echoes timeless connections

In the spirit of traditional courtyards, TARC Kailāsa invites you to discover the art of socializing in its Breakout Areas — harmonious spaces where community bonds are forged. Experience the charm of numerous patios, strategically placed around the pool, on different levels, offering inclusive sanctuaries for every age. Here, socializing isn't just a pastime; it's a celebration of timeless connections.







Artistic impression





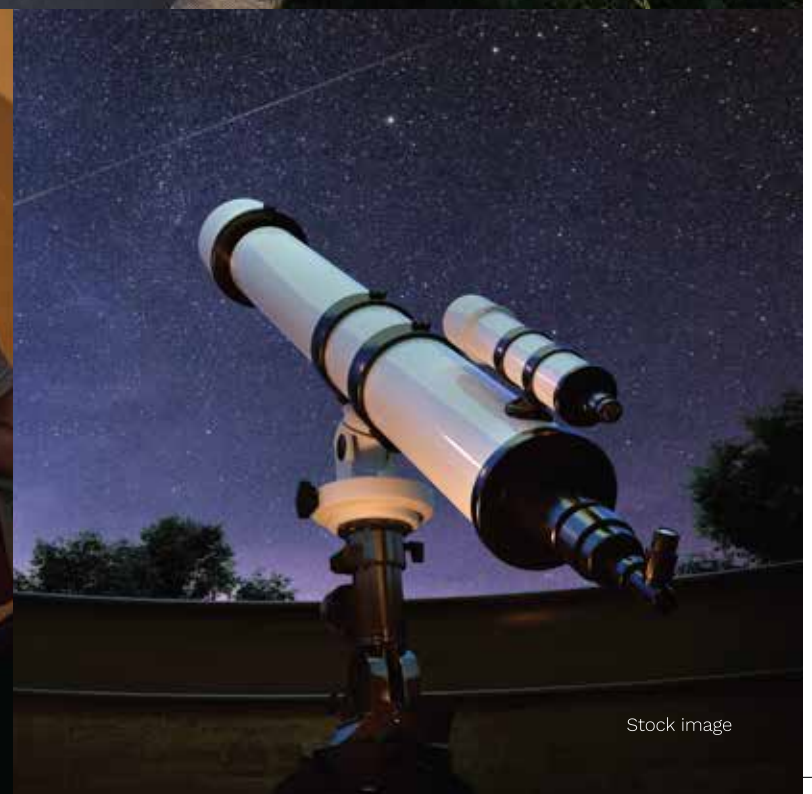
Amphitheatre

Meditation Zone

Artist Corner

Kids Zone

Observatory







Stock image

Yoga Space  
Pottery Barn  
Lounge  
Organic Garden



Artistic impression

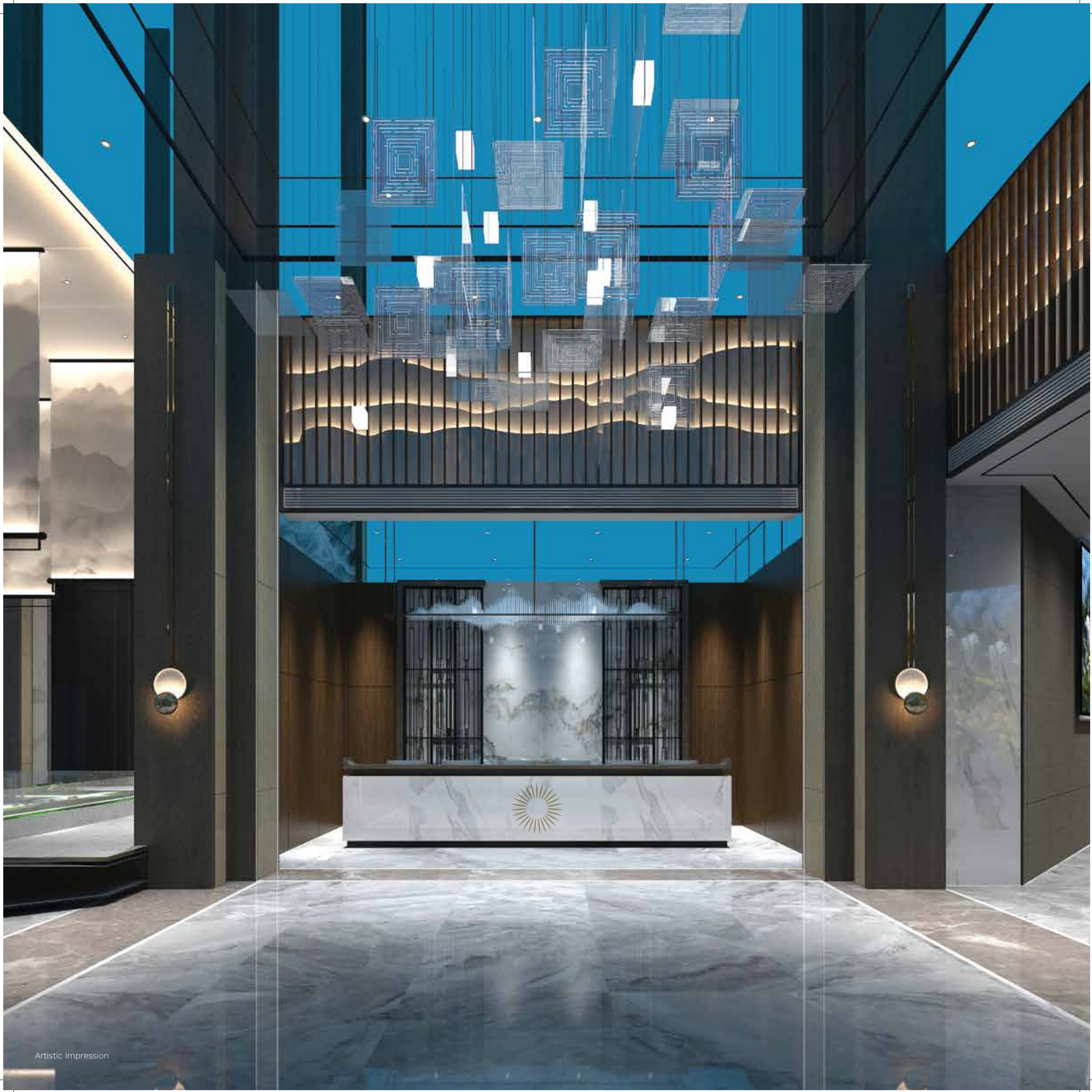


Artistic impression



Stock image





# Exclusivities, as exclusive as you

Indulge in the pinnacle of a resort-inspired lifestyle at TARC Kailāsa. As you arrive, a grand double-height entrance lobby and waiting zone welcome you, setting the perfect stage for customer delight. Spanning an impressive 1,70,000 square feet, our lifestyle amenities is a self-contained sanctuary, boasting a central green forest court surrounded by meticulously curated exclusivities. Through esteemed partnerships with renowned brands, we offer unmatched personalized services, ensuring a living experience that surpasses expectations. Step into an opulent realm, where luxury harmonizes with thoughtful design, promising a life of unmatched comfort and indulgence.





Artistic impression



Stock image

# FOOD & BEVERAGE



Artistic impression



Alfresco Dining  
Restaurant  
Show Kitchen  
Theme Bar  
Wine Tasting Room



Stock image



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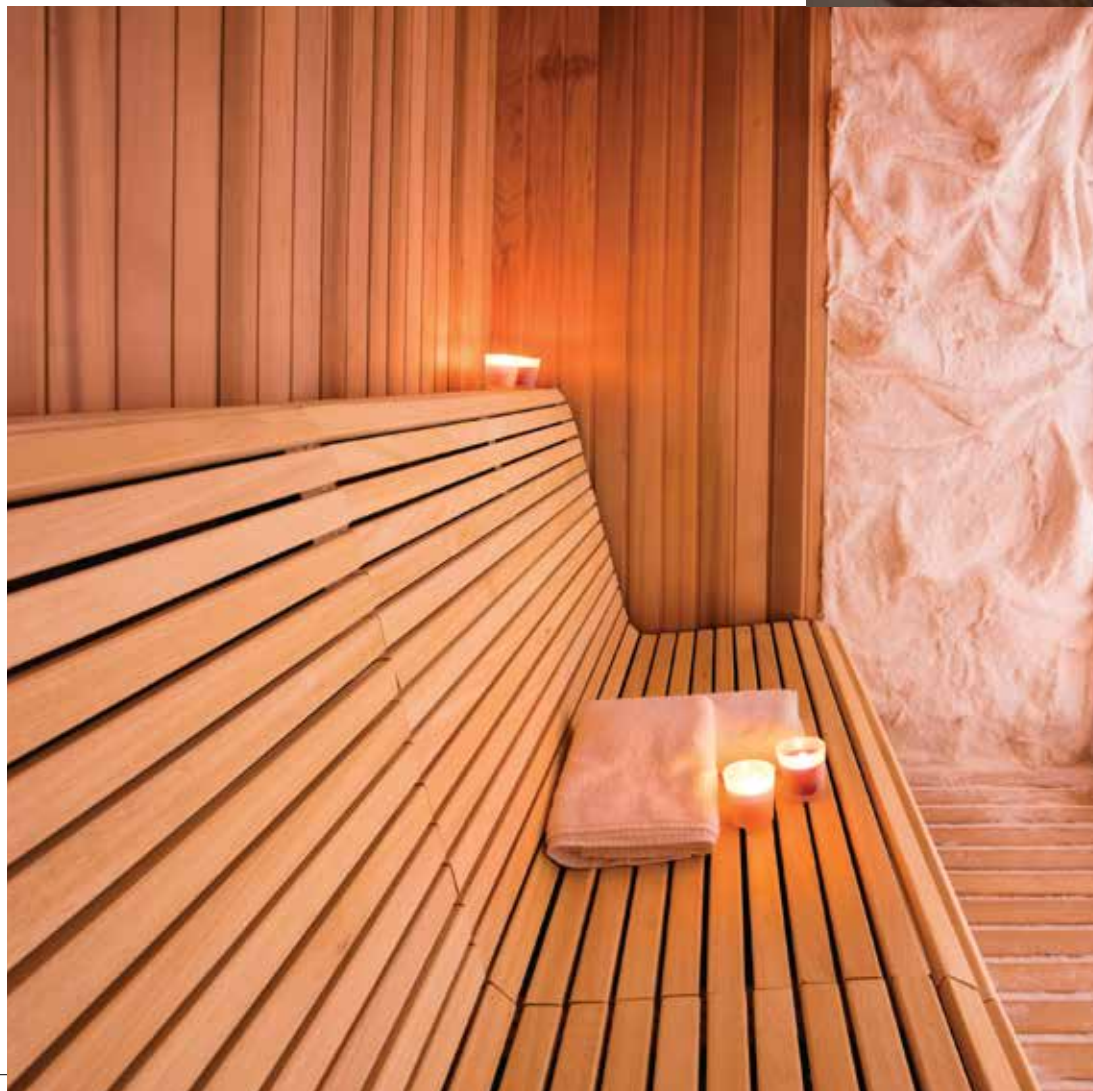
Celebration Hall  
Deli & Juice Bar



# WELLNESS CENTER



Stock image



Stock image

Hammam Spa  
Thermal Spa  
Turkish Bath





Artistic impression

Ayurveda Room  
Steam & Sauna  
Salon  
Treatment Rooms



Stock image



Stock image



Stock image



# SPORTS ARENA







Stock image



Stock image



Stock image

Multi-purpose Court  
Pickleball  
Badminton Court  
Table Tennis Room  
Squash Court  
Tennis Court  
Walking Trail





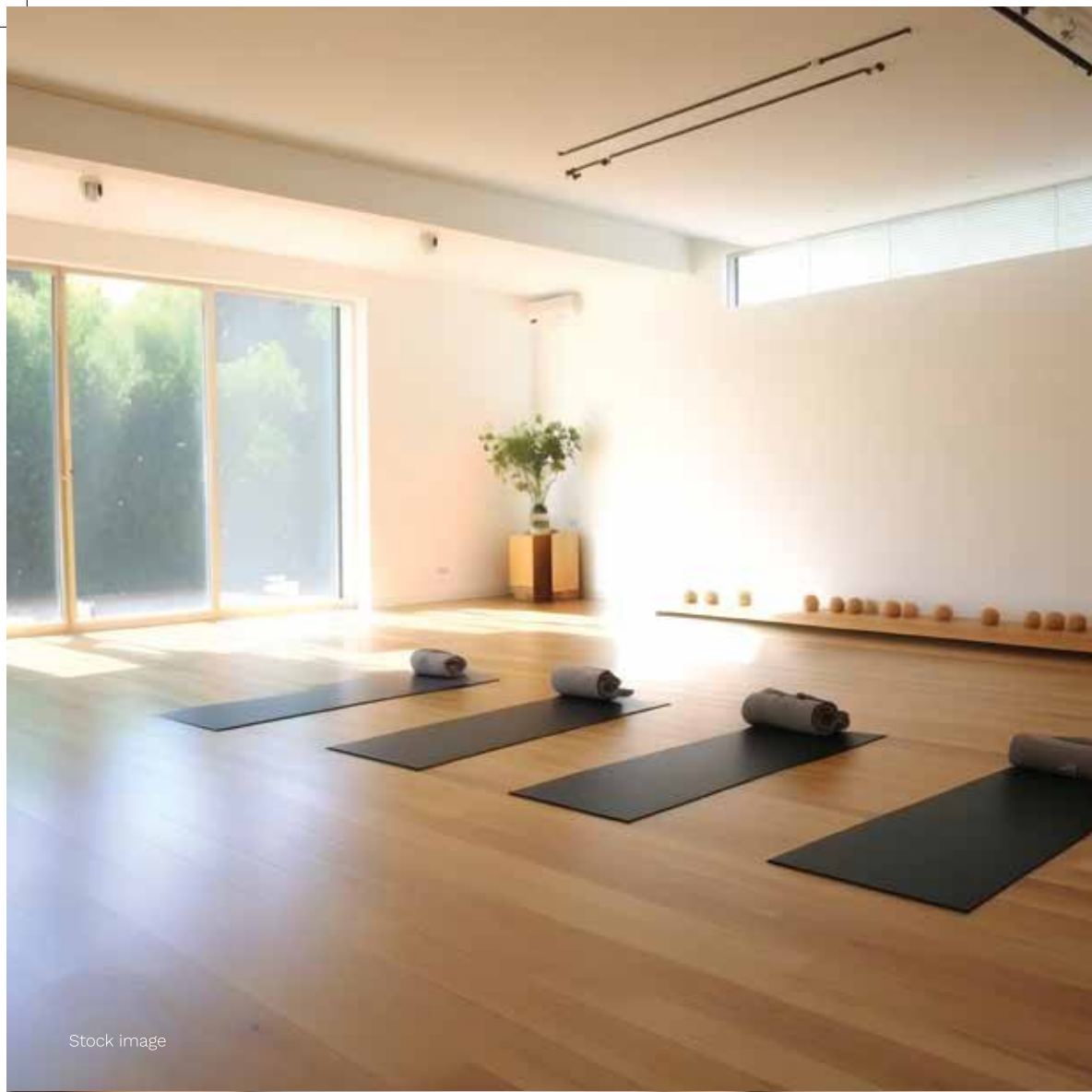
Artistic impression

# FITNESS CENTER



Stock image





Stock image

High end Gymnasium  
Yoga Room  
Spinning Room  
Personal Training Centre  
Multi-purpose Studio



Stock image



Stock image



# ENTERTAINMENT ZONE

Embark on a golfing adventure without leaving TARC Kailāsa. The Golf Simulator brings the allure of the greens to your doorstep, offering a virtual fairway experience that elevates leisure to new heights.



Stock image



Stock image



Artistic impression





Stock image



Stock image



Stock image

- Golf Simulator
- Bowling Alley
- Billiards & Pool
- Foosball
- Air Hockey
- Shuffleboard
- Sports Cafe and Bar
- Video Game Room
- Indoor Pool







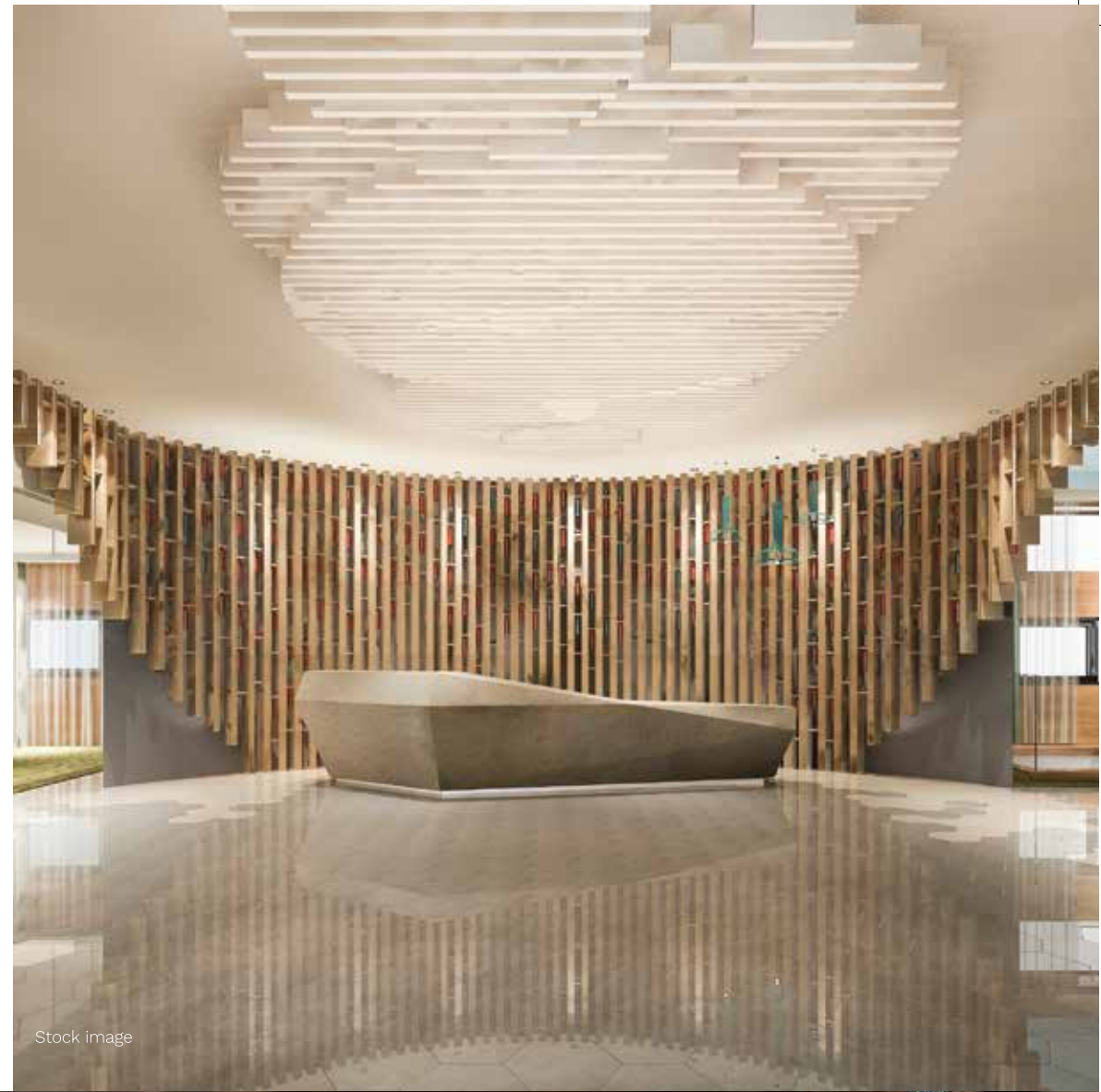


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# TEMPERATURE CONTROLLED INDOOR POOL



# LOUNGE ZONES



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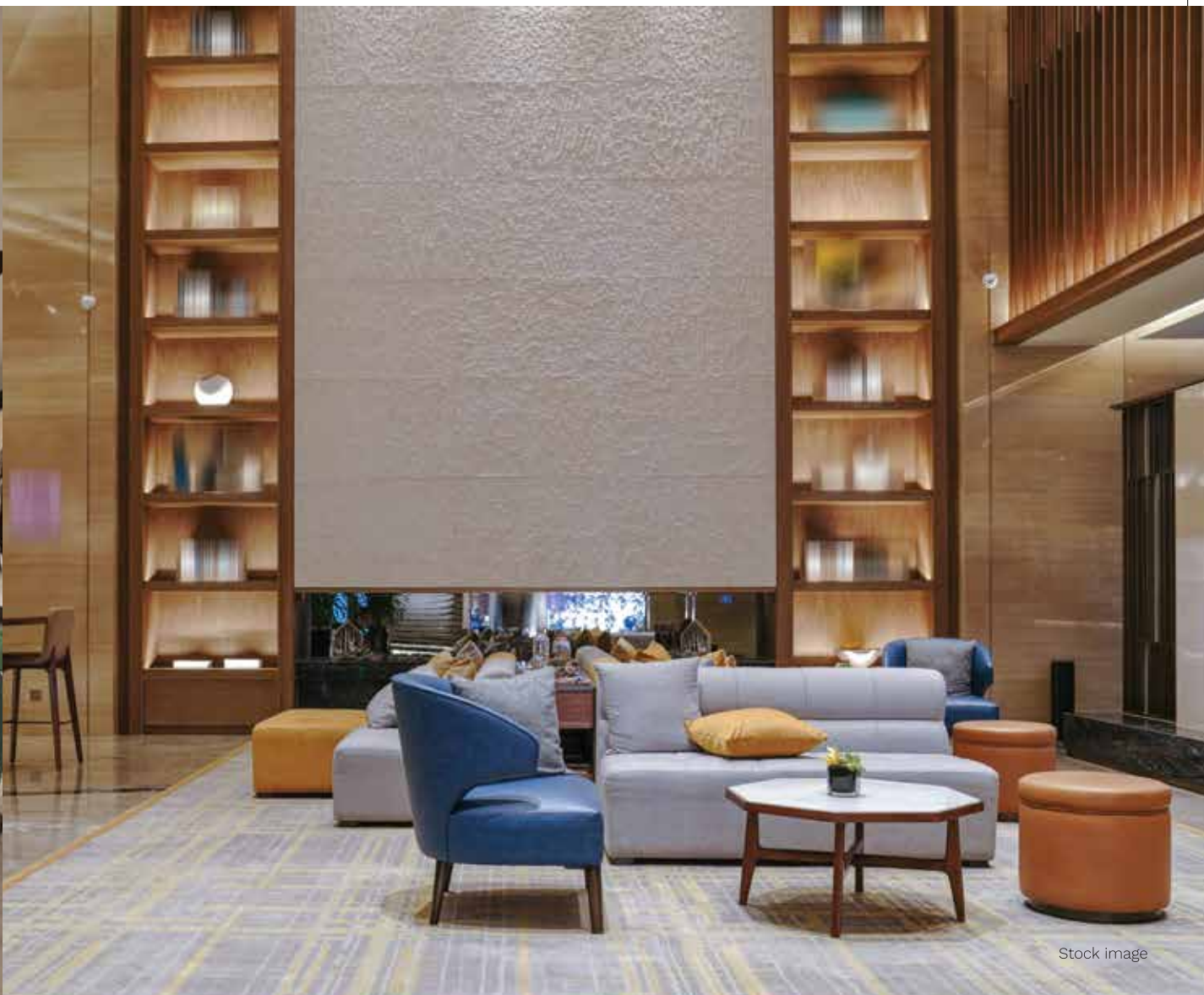


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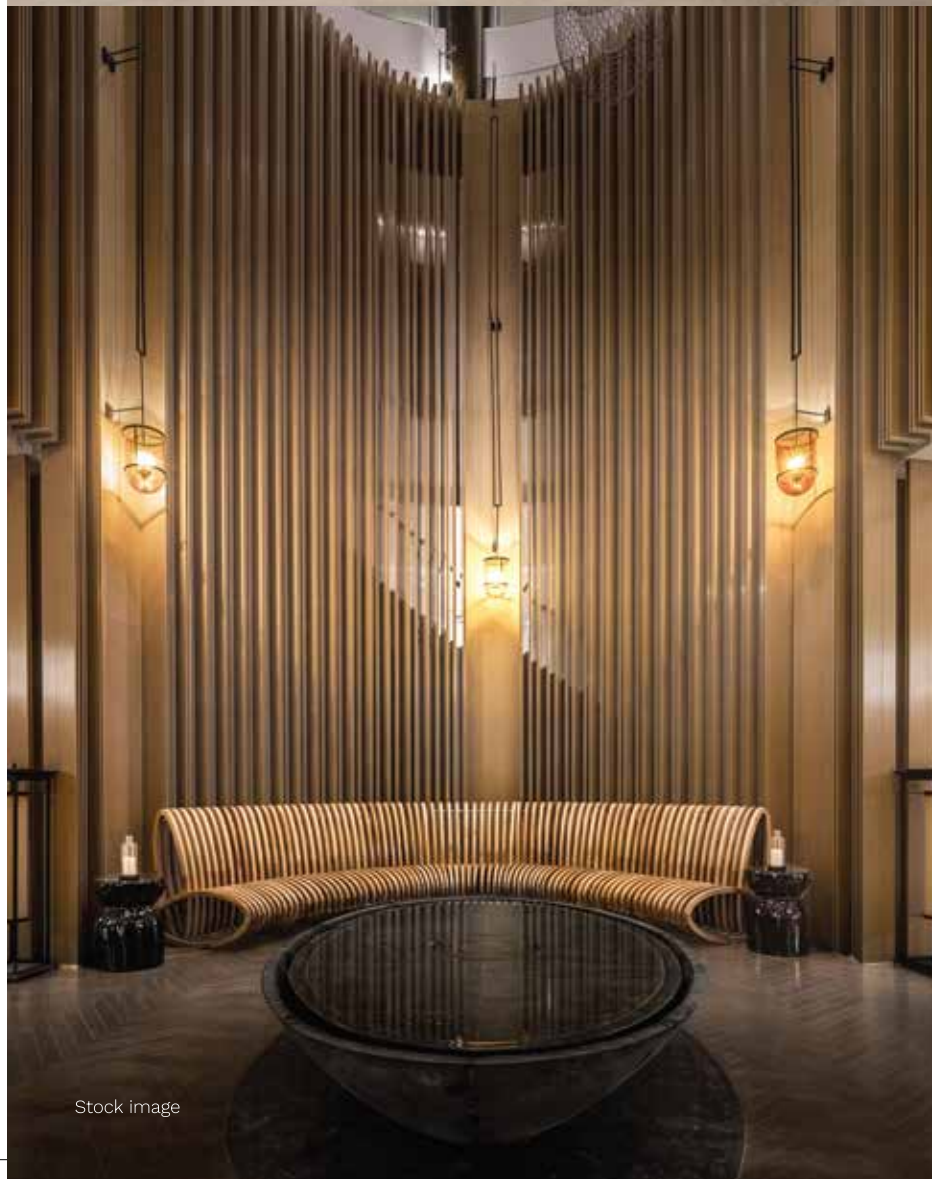




Stock image



Stock image



Stock image

Private Lounges  
Terrace Lounge  
Private Dining  
Library Lounge  
Card Room





Artistic Impression

# COMMUNITY SPACES



Stock image





Stock image

Business Club  
Meeting Rooms  
Exclusive Theatre  
Screening Room  
Guest Rooms



Stock image









## GUEST ROOMS





# THE FACADE



Artistic impression



# Awe-inspiring. Inside out.

Elevating the art of architectural excellence, the facade of Kailasa stands as a testament to refined luxury. A harmonious blend of contemporary design and plush aesthetics, it captivates with its grandeur. The meticulously crafted exterior mirrors a vision of sophistication, creating an iconic silhouette against the city skyline. Every detail, from the distinctive lines to the use of premium materials, showcases a commitment to elevating living to an unparalleled level of elegance. Kailasa's facade is not merely an architectural marvel, it is an embodiment of extraordinary living and visual allure.





# TARC Kailāsa elevated living: above and beyond the ordinary

Starting above the Metro corridor, TARC Kailāsa's tower apartments redefine urban living. Elevate your lifestyle to new heights, enjoying privacy, breathtaking views, and a sanctuary away from the bustle below.















## Grand arrivals

Your journey begins with TARC Kailāsa's expansive and covered tower drop-off, accommodating multiple vehicles. Modern materials, double-height curtain glazing, and high-end flooring adorn the entrance, setting the stage for a luxurious welcome.



# Majestic lobby









# Exclusive Private Elevator Lobby









INTERIORS



Experience the pinnacle of luxury living.









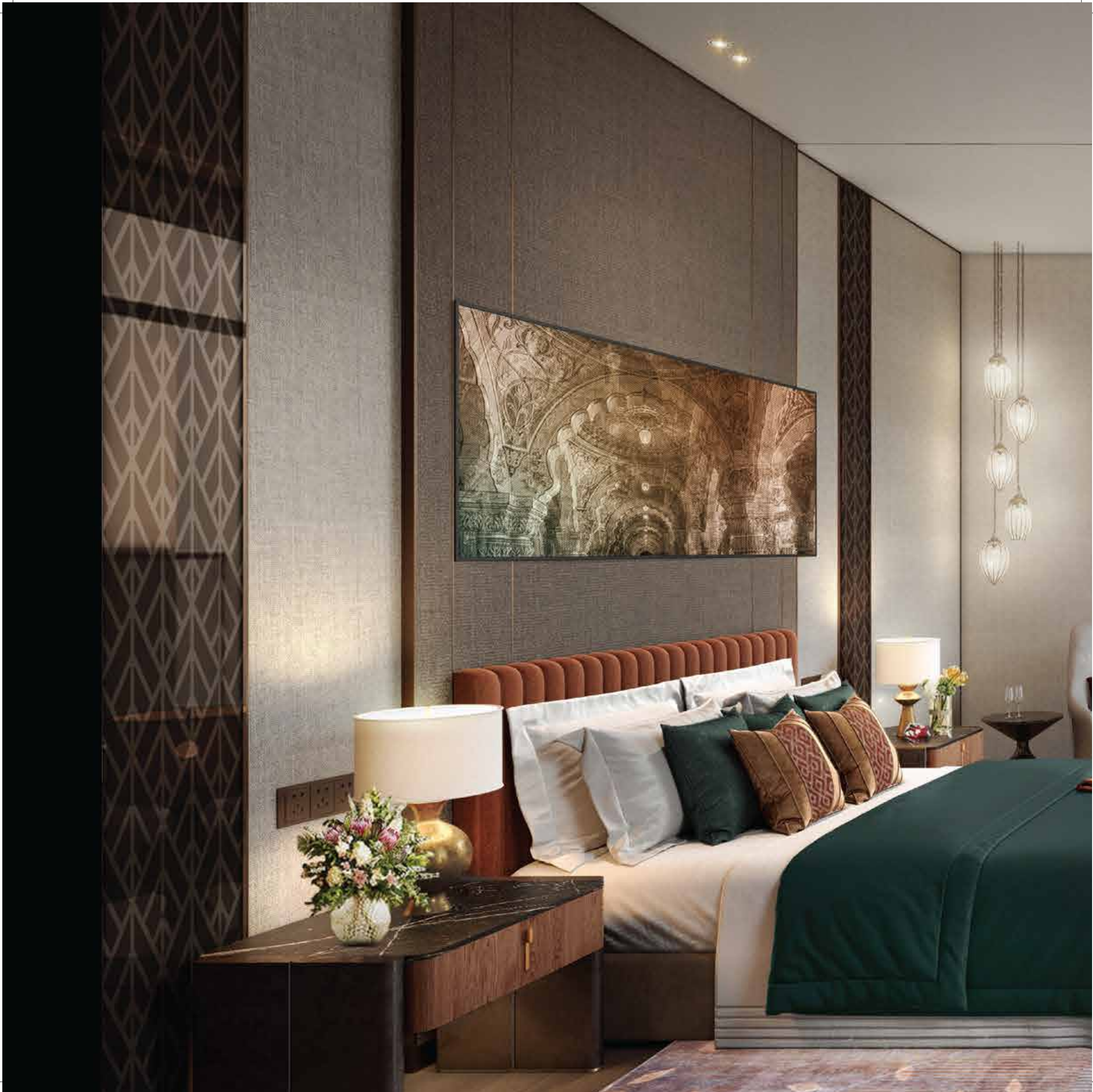
























































## Large format rooms

Large size bedrooms exclusive of wardrobes

All bedrooms & living-dining opening to a balcony – an extension of your indoor space

Master bedroom & junior master bedroom with separate walk-in closet

All bedrooms & living-dining offering best views

Floor to ceiling windows – uninterrupted natural light & ventilation

Large kitchen space to accommodate dry & wet cooking

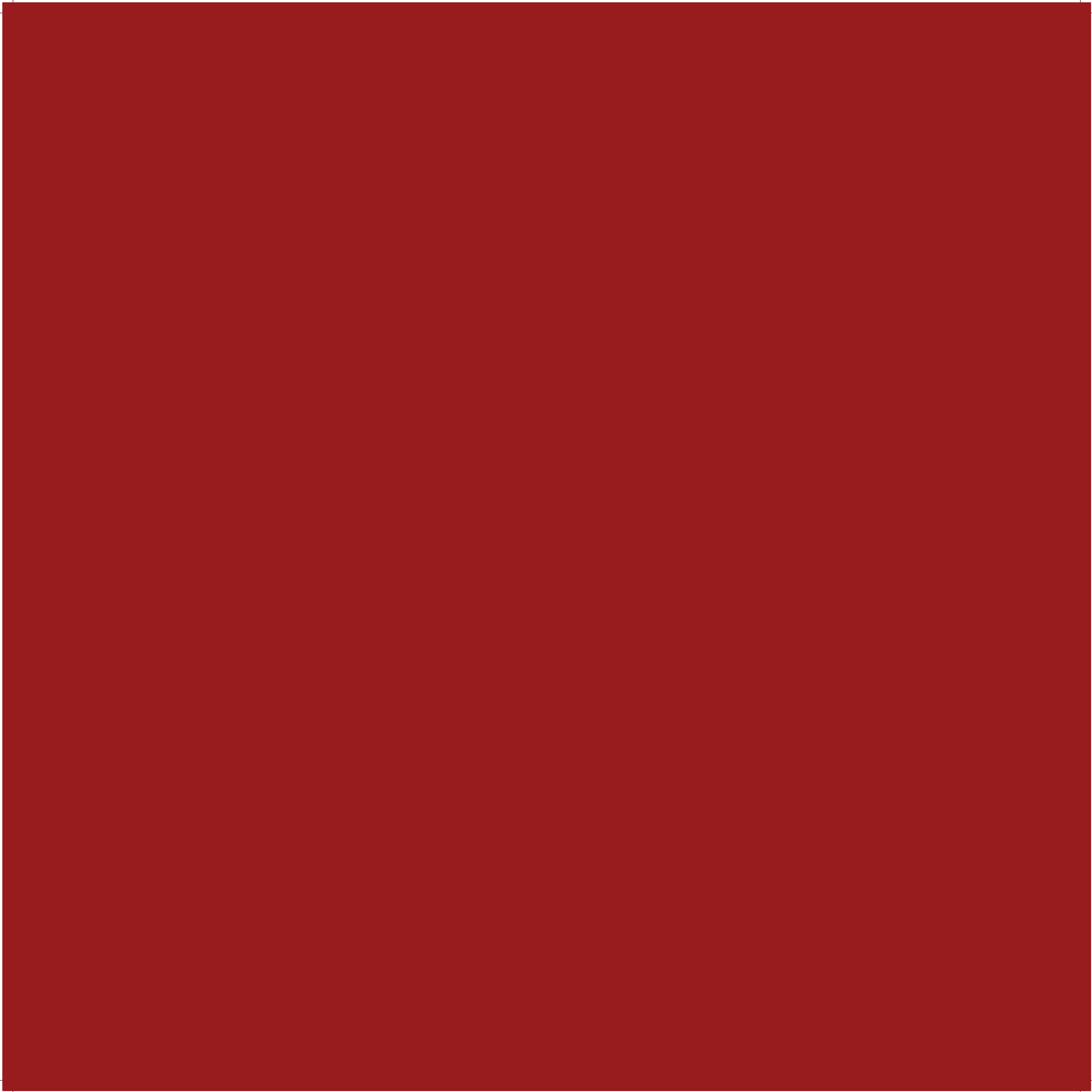
Separate utility space for washing & drying – no interference with kitchen activities

Sweeping, wrap around & deep balconies – outdoor sky lounge space

Customizable rooms to address user needs

From floor to ceiling, enjoy lofty spaces with a height of 3.6 meters (12 feet).







EXCLUSIVITIES









Stock image

Enhance your living at TARC Kailāsa with spacious balconies and terraces crafted for more than just scenic views. Enjoy the added depth and breadth, transforming outdoor areas into an essential extension of your home. Whether it's a serene morning coffee or an evening gathering, savour the grandeur of living that effortlessly expands beyond your residence.

- 10 Feet Deep Party Deck - An Extension of Living space (Part of FAR Area)
- 6.5 Feet Deep Balconies Attached To Bedrooms
- 6.5 Feet Deep Wrap-around Balconies With Corner Window
- 6.5 Feet Deep Utility Balconies - To Accommodate Equipment & Service Activities

Balconies crafted  
for sunsets and stories





# Private Lift Lobby

Ascend to your sanctuary effortlessly with private elevators, offering an exclusive and seamless transition between the vibrant city and your private retreat.









# Unique Foyer Entrance

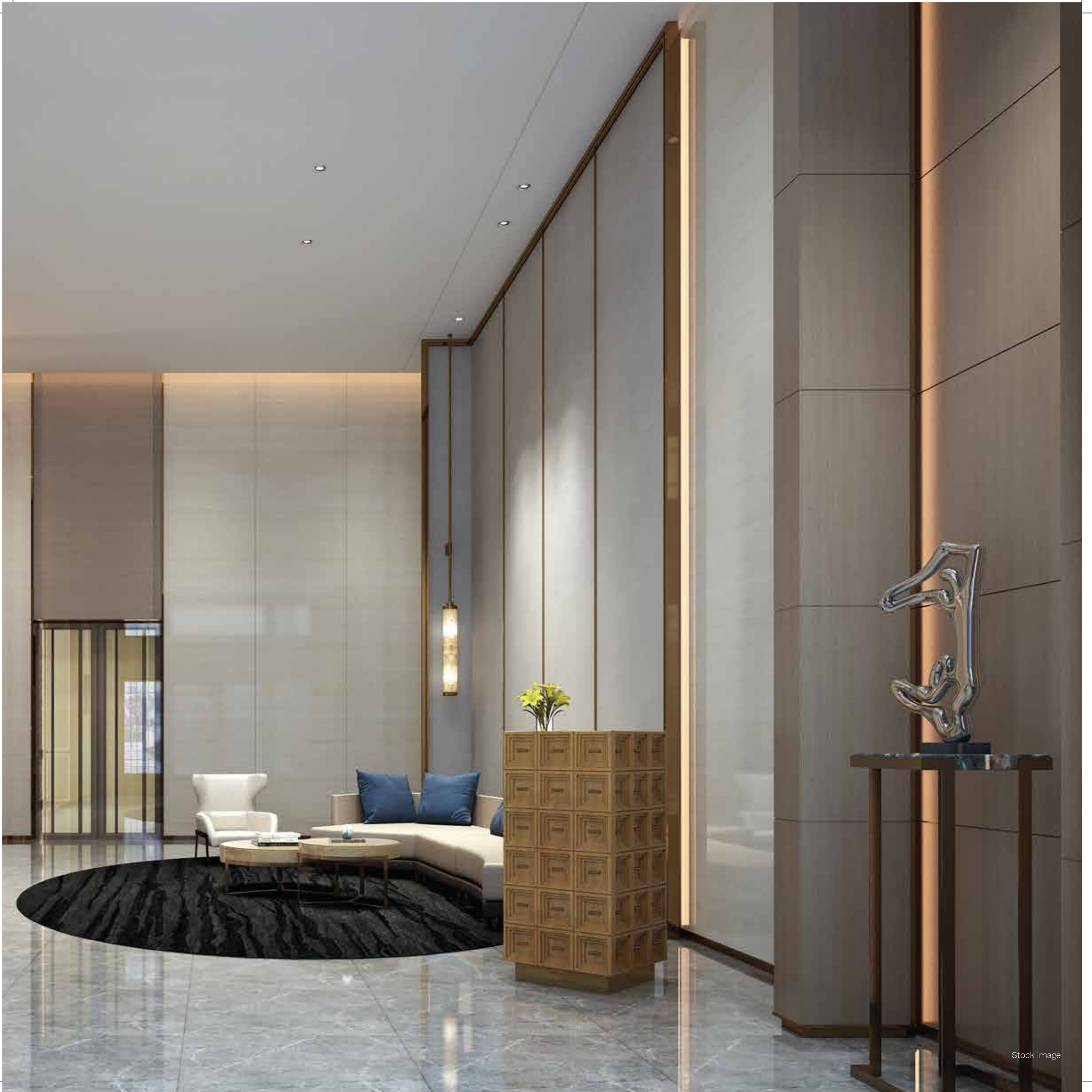


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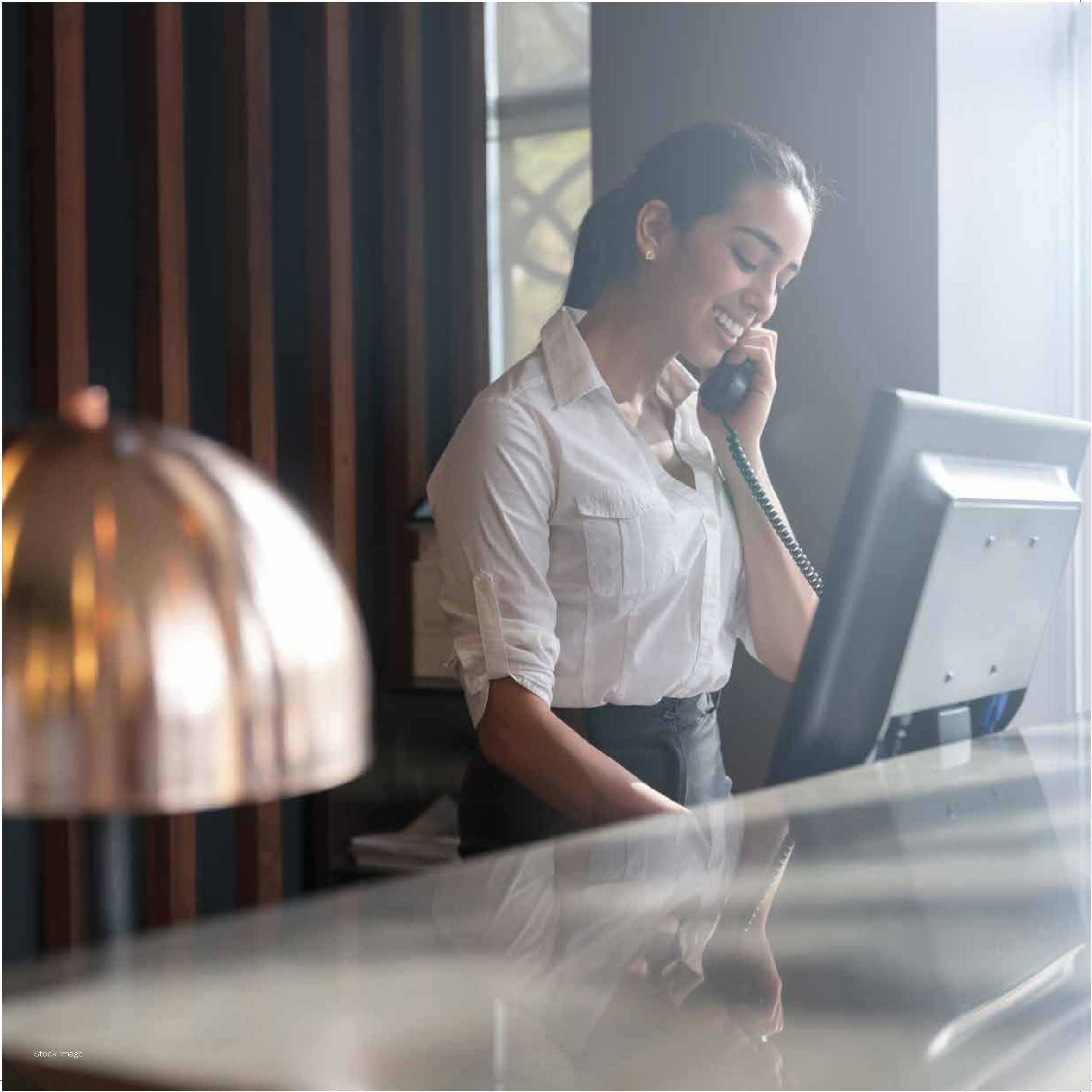
Your home commences with an entrance foyer, a testament to TARC Kailāsa's dedication to unparalleled luxury—an introduction to a residence like no other. The foyer, bathed in ample natural lighting, not only welcomes you but also extends additional space to your apartment, embodying a commitment to both opulence and functionality.













# Dedicated Concierge Services



TARC Kailāsa's concierge services\* redefine luxury living, providing residents with a seamless assistance, and ensuring every need is met with utmost care.

- Personalized Concierge Services
- Designated Private parking
- Storage Facility
- Mail Room & Front Door Package & Service Delivery
- Laundry & Dry-cleaning Services
- Cleaning Services
- Room Service From Restaurants
- Car Wash Services
- Personal Fitness & Wellness Trainers
- Childcare



# Amenities Tailored for Luxury, Convenience and Sustainability







Stock image



Stock image

EV charging provision  
for every apartment  
Designated private parking  
Storage facility



# SEVEN-TIER SECURITY





# Seven-tier fortress, where your peace of mind ascends to heavenly heights!

Indulge in serene tranquility at TARC Kailāsa, where true peace of mind meets uncompromising luxury. Elevating your safety to unparalleled heights, our 7-tier security system surpasses standards, ensuring a haven of worry-free opulence in every meticulously designed building. Your gateway to effortless luxury living awaits at TARC Kailāsa.

## **CCTV**

Surveillance is enhanced through a comprehensive Closed-Circuit Television (CCTV) system, providing vigilant monitoring.

## **Boom Barrier**

Controlled entry is ensured with the implementation of boom barriers, enhancing security measures.

## **Video Door Entry Station**

Residents benefit from secure access management through a video door entry station, adding an extra layer of safety.

## **Access Control**

Restricting unauthorized entry, an advanced access control system is in place, ensuring only authorized individuals gain entry.

## **Digital Door Lock**

Cutting-edge security is guaranteed with digital door locks, fortifying the integrity of entrances.

## **Video Door Phone**

Residents enjoy heightened security with video door phones, allowing visual verification of visitors before granting access.

## **Network of Security Guards**

A dedicated network of security guards further reinforces the safety infrastructure, providing a physical layer of protection.



A close-up photograph of a green leaf, showing a central vein and numerous smaller veins branching out. The leaf is a vibrant green color and has a slightly textured surface. The word "SUSTAINABILITY" is written in white, uppercase letters across the center of the leaf.

SUSTAINABILITY



# A conversation about conservation in every corner



TARC Kailāsa takes pride in its commitment to eco-conscious responsibility. We have applied for an IGBC (Indian Green Building Council) certificate, a testament to our dedication to creating a sustainable and greener future. Join us in the journey towards a cleaner and healthier planet.

At TARC Kailāsa, our dedication to sustainability is deeply rooted in India's profound environmental heritage. We seamlessly integrate green features not only to ensure a more ecologically responsible lifestyle but also to redefine conscientious living in harmony with our cultural values.

This certification is more than an emblem; it's a narrative where luxury intertwines with ecological mindfulness, crafting an enriching story for residents who seek a harmonious blend of opulence and a planet-friendly ethos. TARC luxury extends beyond the physical realm—it's about creating space for the mind, where every corner reflects a sanctuary of tranquility and mindful living.



### NATURE COMES HOME WITH BIOPHILIC LIVING

In the embrace of biophilic living, TARC Kailāsa breathes life into spaces, merging traditional concepts of water courts, forests, and courtyards. A design philosophy that not only connects people with nature but brings nature right to their doorsteps.



Stock image



Artistic Impression

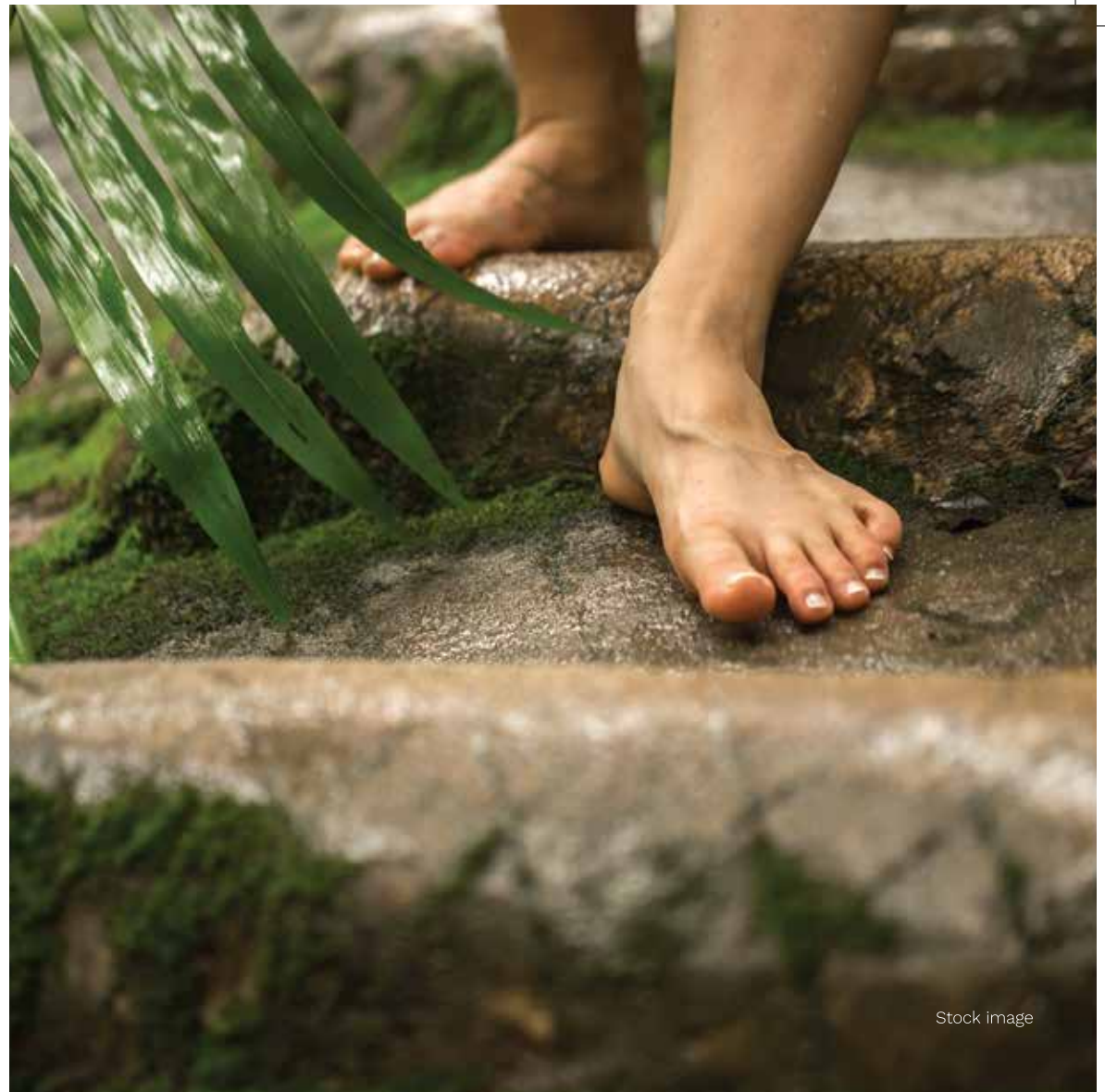
### BUILDING A RICH ECOSYSTEM OF NATURE'S INFRASTRUCTURE

Engaging a Blue-Green Infrastructure, TARC Kailāsa pioneers water conservation and management. From low-flow plumbing to advanced rainwater harvesting, a dual plumbing network, and smart water metering, every drop is conserved and strategically used to sustain the lush flora and fauna in every corner of the development.



### GOING BELOW THE SURFACE

We've crafted permeable surfaces to facilitate rainwater recharge into the soil, while roof decking and expansive landscaping combat the heat island effect and reduce solar heat gain. This dual approach not only boosts energy efficiency but also optimizes the performance of air conditioning systems.



Stock image



Stock image

### CULTIVATING GREEN LUNGS

TARC Kailāsa cultivates green lungs throughout its landscape, providing extensive green cover at various levels and locations. This deliberate integration enhances well-being, improves air quality, and fosters a sense of community living. Different typologies of green cover serve diverse functionalities, promoting experiential living.



# It takes master craftsmen to create handcrafted living

Embarking on a journey of grandeur, TARC Kailāsa has forged powerful alliances with industry leaders. Each contributor, from diverse corners of the globe, brings their unique expertise to craft an Indian icon of lifestyle that surpasses industry benchmarks. This collaborative harmony embodies a commitment to excellence, blending international prowess, all dedicated to curating an unrivalled masterpiece for you. Together, we redefine luxury, innovation, and excellence, ensuring that every facet of TARC Kailāsa resonates with the highest standards of craftsmanship and distinction.



# PARTNERS

PRINCIPAL CONTRACTOR



PRINCIPAL DESIGN ARCHITECT



PRINCIPAL LANDSCAPE ARCHITECT



WIND ENGINEERING CONSULTANTS



EXECUTIVE ARCHITECT



PRINCIPAL STRUCTURE CONSULTANT



EXECUTIVE STRUCTURAL CONSULTANT



MEP CONSULTANT



EXECUTIVE LANDSCAPE ARCHITECT



FAÇADE DESIGN CONSULTANT



VASTU CONSULTANT

VIJAY VASTU & ASSOCIATES



PATEL ROAD

PARK

TOWER - 1

TOWER - 3

TOWER - 4

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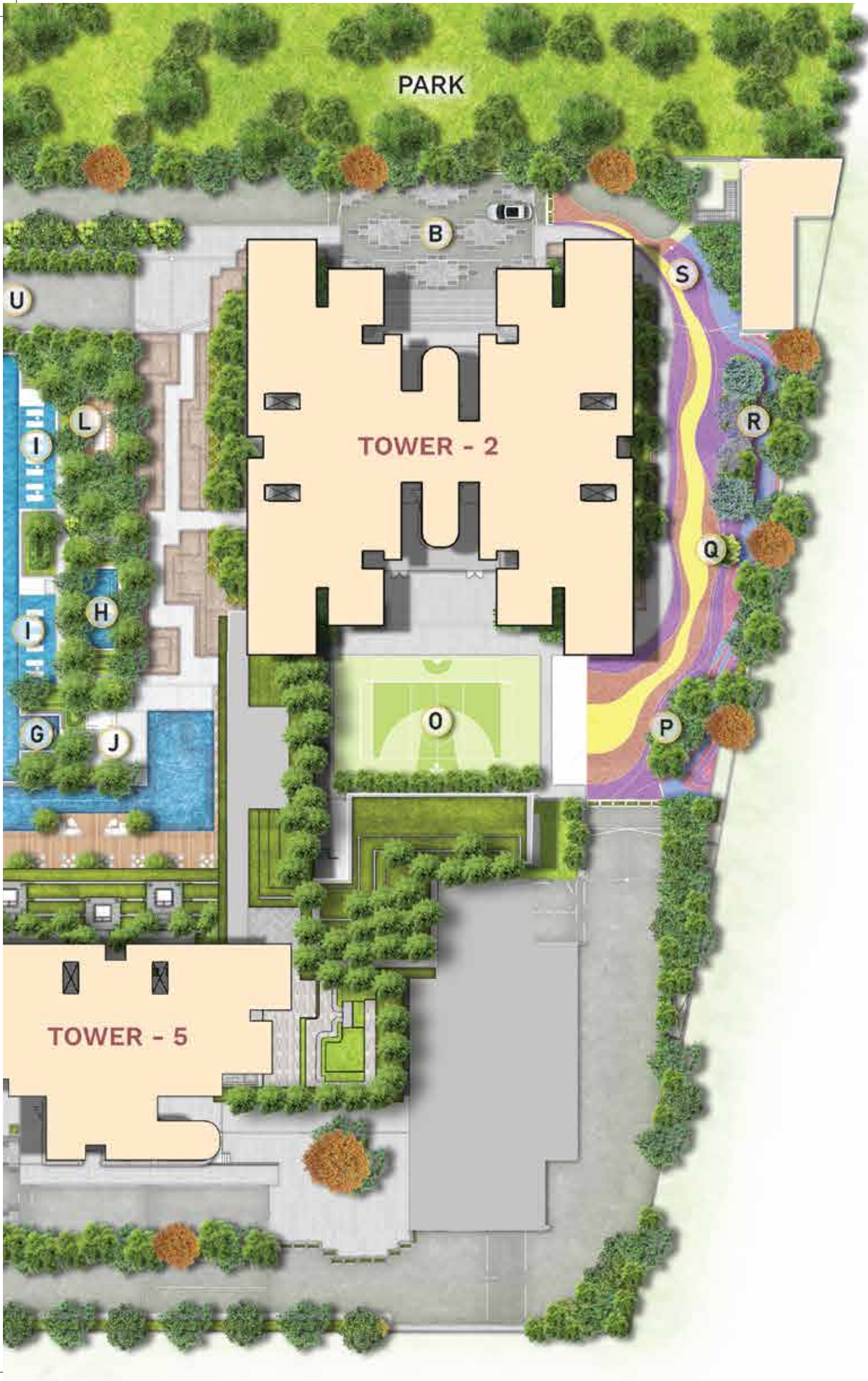
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TARC  
**Kailāsa**  
 PATEL ROAD, NEW DELHI

## Master Plan

- (A) MAIN ENTRY & EXIT
- (B) TOWER DROP OFF
- (C) CLUB DROP OFF
- (D) MULTIPURPOSE PLAZA
- (E) 50M SWIMMING POOL
- (F) KIDS POOL
- (G) SOCIAL POOL
- (H) HOT & COLD JACUZZI
- (I) POOL DECK
- (J) POOL BAR
- (K) SOCIAL PAVILLION
- (L) DINING PAVILLION
- (M) BREAK-OUT AREA
- (N) PARTY DECK
- (O) MULTIPURPOSE COURT
- (P) PET LAWN
- (Q) KIDS PLAYGROUND
- (R) TREE HOUSE
- (S) SKATING RINK
- (T) SERVICE & STAFF ENTRY
- (U) BASEMENT ENTRY



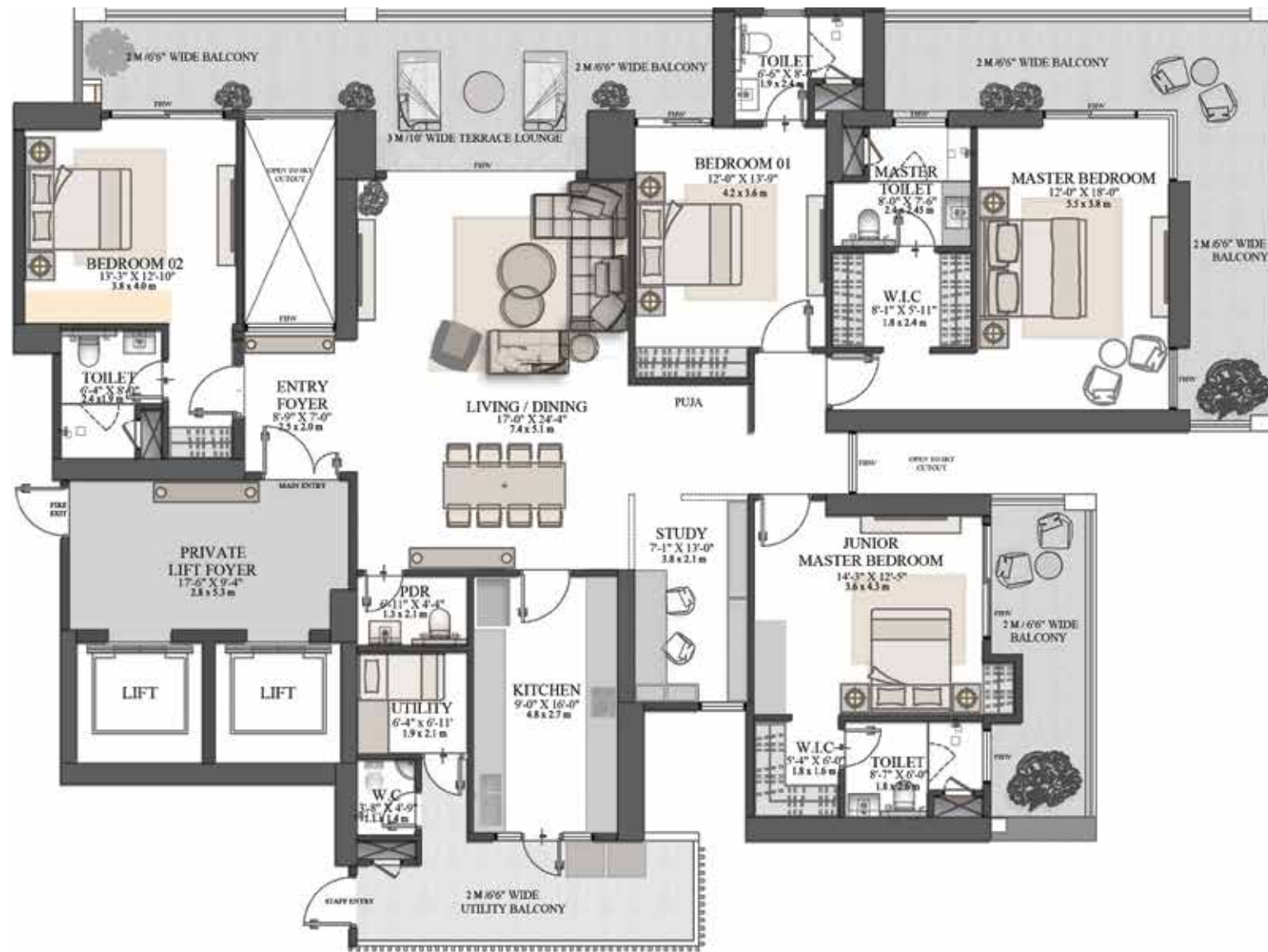


# Floor Plan



# Typical Apartment Plan

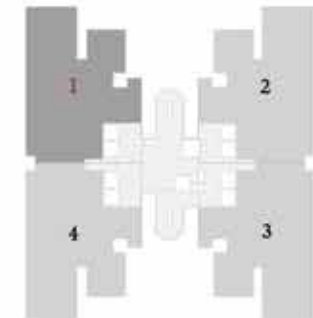
FOUR BEDROOM



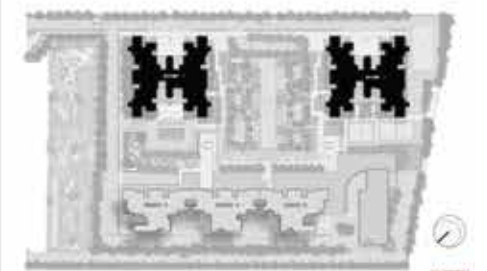
**4 Bedroom + 4 Bath + Study + Living  
Dining + Powder Room + Puja +  
Kitchen + Utility + Terrace Lounge**

### EXCLUSIVITY

9 feet Wide Private Lift Lobbies with 2nos. Private Lifts  
10 feet Wide Terrace Lounge as an Extension of the Living  
Full Height Windows(FHW)  
Clear Height of 10 Feet  
Wrap Around balcony with Master Bedroom having  
Panoramic views  
Customization Options



TOWER 1 & 2



KEY PLAN

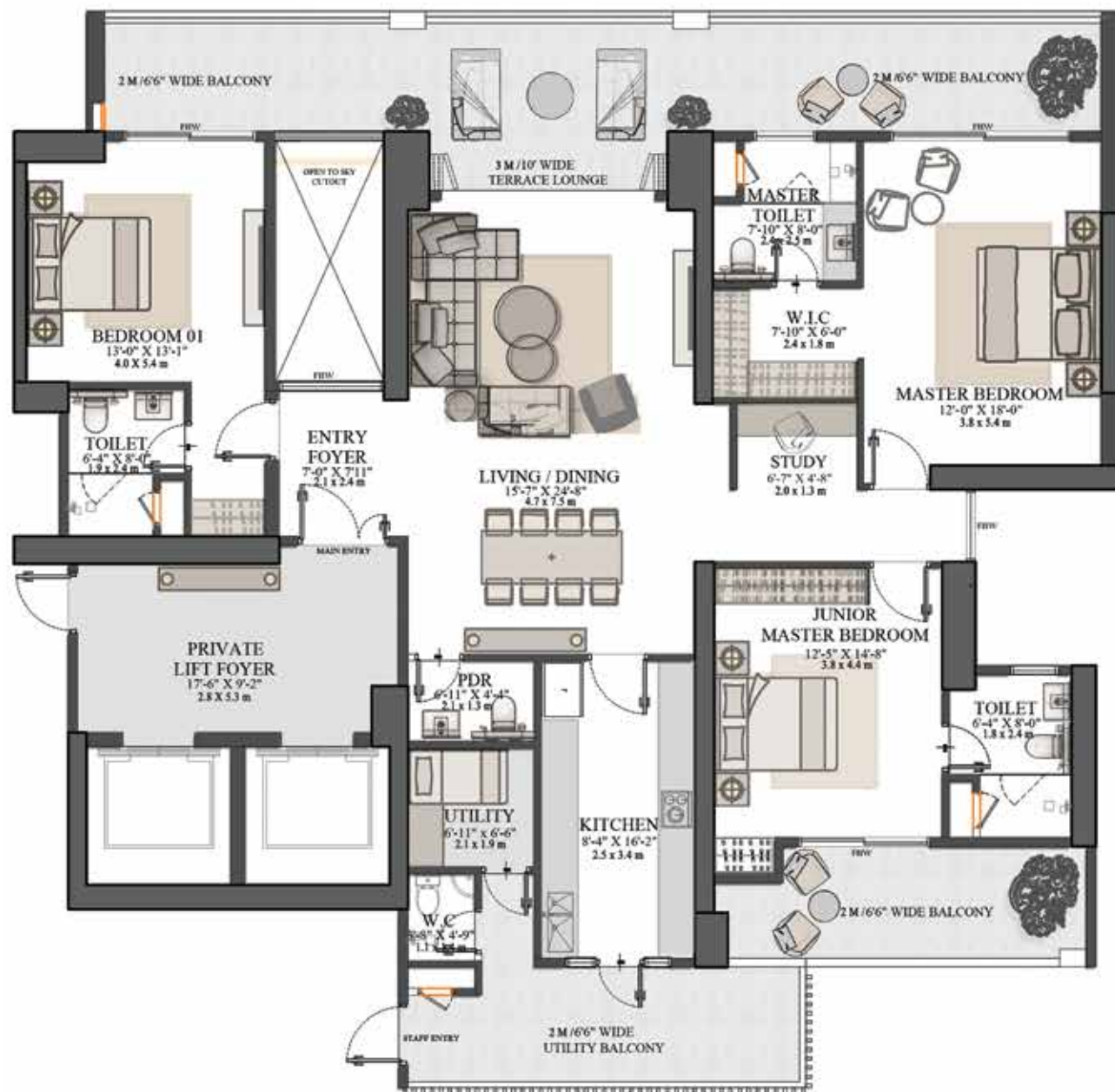






# Typical Apartment Plan

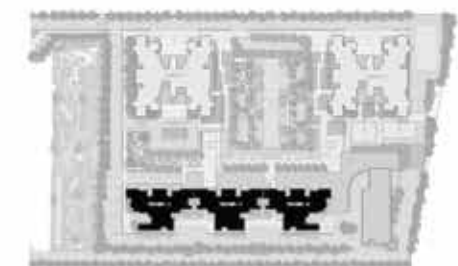
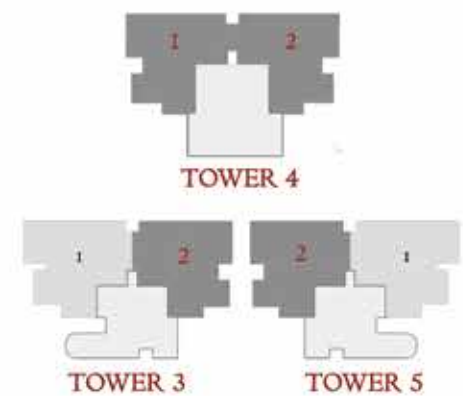
THREE BEDROOM (CENTRE UNIT)



**3 Bedroom + 3 Bath + Study + Living Dining + Powder Room + Puja + Kitchen + Utility + Terrace Lounge**

## EXCLUSIVITY

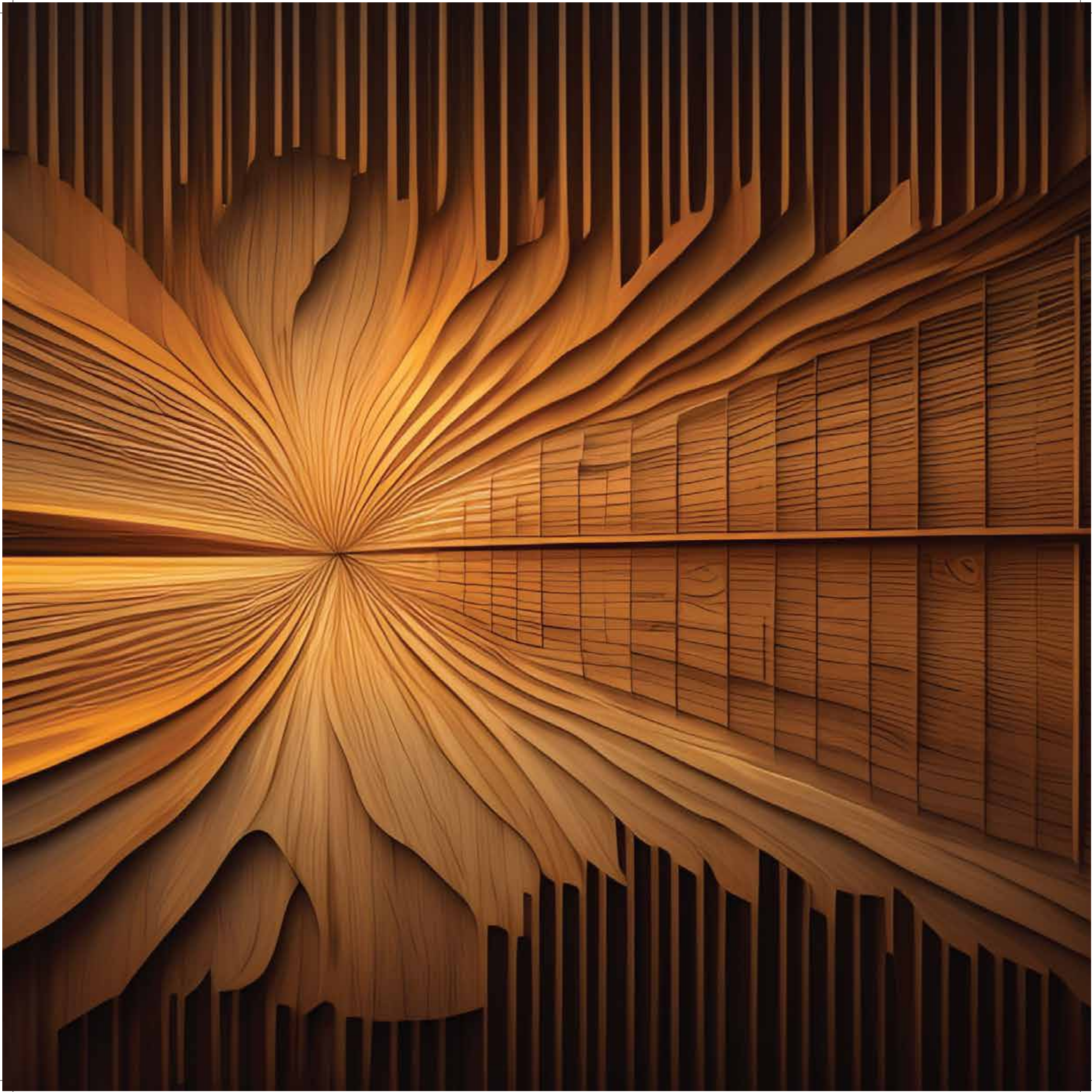
9 feet Wide Private Lift Lobbies with 2nos. Private Lifts  
 10 feet Wide Terrace Lounge as an Extension of the Living  
 Full Height Windows(FHW)  
 Clear Height of 10 Feet  
 Customization Options



KEY PLAN









# Building Engineering

## Earthquake resistant structure

Our design adheres to Zone 4 standards, ensuring structural integrity and safety in seismic events.

## Rapid Restoration

Our earthquake-resistant services infrastructure is optimized for quick power restoration.

## Intelligent Lighting

Enjoy a timer-controlled external lighting system for enhanced energy efficiency.

## Robust Fire Resistance

All infrastructure systems boast 2 to 4 hours of fire resistance, prioritizing occupant safety. (Type 1 construction)

## Extreme Wind Design

Designed to withstand extreme wind conditions, providing unparalleled comfort for residents.

## Aluminium Formwork Excellence

The use of advanced aluminium formwork ensures exceptional construction quality.

## Flexible Spaces

Minimized structural intrusions allow for clear room spaces, offering maximum flexibility in layout customization.

## Efficient Sewage Treatment

A membrane-based sewage treatment plant ensures effective waste management.

## Reliable Power Backup

A fully equipped generators provides 100% power backup.

## Safety First

Firefighting systems are installed as per regulatory requirements.

## Sustainable Power

Solar panels supplement the power grid, contributing to a more eco-friendly energy mix.

## PERT Piping System

PERT, or Polyethylene of Raised Temperature Resistance pipes resist high water temperatures with enhanced processability and long-term strength. Maintaining water pressure in extreme temperature fluctuations, these flexible pipes minimize joints, reducing the risk of leaks or pressure drops and leakages.

## LSZH Wiring System

LSZH wires feature jacketing and insulation materials that produce minimal smoke and non-toxic halogens in the event of fire or high temperatures. Compared to standard electrical cables, they offer superior fire resistance, emitting less smoke for easier evacuation in emergencies.

## Ducted VRV/VRF with Air Purifier

All habitable spaces are air-conditioned with duct-able indoor units, eliminating the need for exposed units that constrain interior design. The system includes fresh air supply with Double Inlet Double Wheel (DIDW) fans for efficient cooling at lower energy consumption. Equipped with advanced filters and a Polarizer Ionizer, it reduces the risk of allergies or airborne diseases.

## High-Speed Elevators

Experience reduced waiting, congestion, and travel time with high-speed elevators, enhancing overall convenience.

## Insulation of Terrace Piping & O/H Tank

In response to NCR weather extremes, TARC Kailāsa insulates terrace pipes and overhead tanks to control water temperature. This proactive measure reduces reliance on electrical gadgets, providing a more comfortable living environment.



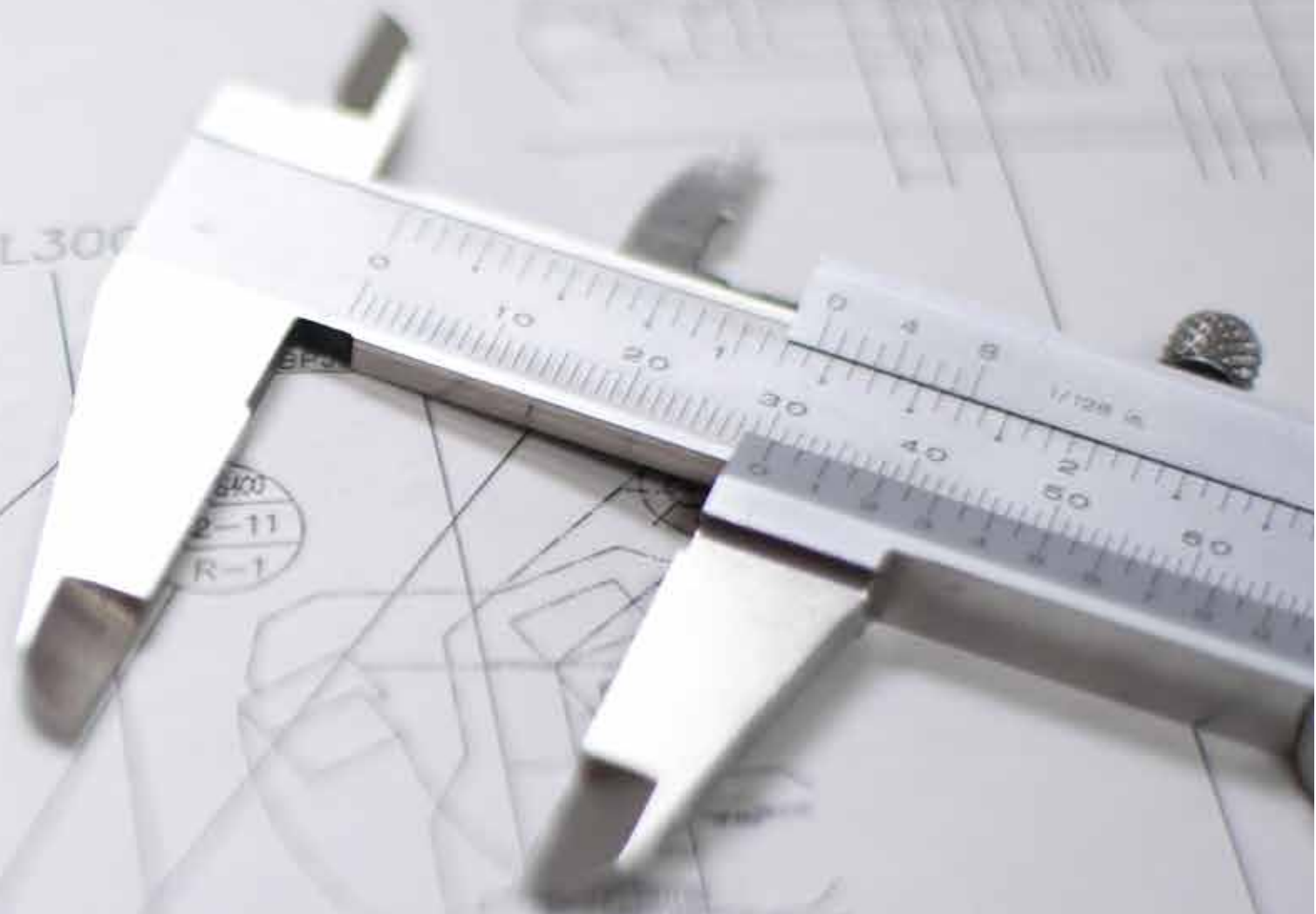
BL100

BL200

BL300

10  
3  
144.6  
37.6

100  
2-11  
R-1





# Technical specifications

Expansive 3 and 4 bedroom homes meticulously handcrafted for a refined lifestyle.

Indulge in opulence with imported marble flooring in the living and dining areas.

Bedrooms exude elegance with laminated wooden flooring and complementing modular wardrobes.

Experience culinary delight in a fully equipped modular kitchen featuring top-notch appliances – Refrigerator, Washing Machine, Dishwasher, Microwave, Oven, Hob, And Chimney.

Enjoy climate control with VRF air-conditioning for the utmost comfort.

Washrooms feature a touch of sophistication with glass shower partitions and convenient medicine cabinets.

Step out onto expansive balconies adorned with laminated glass railings, offering a panoramic view of luxury.



# Technical specifications

## APARTMENTS SPECIFICATION

### FOYER / LIVING / DINING / PASSAGE

Wall: POP Punning With Acrylic Emulsion Paint  
Floor: Imported Stone Flooring  
Ceiling: Acrylic Emulsion Paint Over POP False Ceiling  
Doors: Entrance Door - Double Shutter Veneer Flush Door

### MASTER BEDROOM

Wall: POP Punning With Acrylic Emulsion Paint  
Floor: Engineered Wooden Flooring  
Ceiling: Acrylic Emulsion Paint Over POP False Ceiling  
Doors: Laminated Flush Door

### BEDROOMS

Wall: POP Punning With Acrylic Emulsion Paint  
Floor: Laminated Wooden Flooring  
Ceiling: Acrylic Emulsion Paint Over POP False Ceiling  
Doors: Laminated Flush Door

### KITCHEN

Wall: Premium Vitrified Tiles Upto False Ceiling  
Floor: Imported Stone Flooring  
Ceiling: Acrylic Emulsion Paint over MR Gypsum Board  
Doors: Laminated Flush Door

### BALCONY / TERRACES

Wall: Weatherproof Paint  
Floor: Wooden Deck Flooring/Anti-skid Vitrified Tile  
Ceiling: Weatherproof Paint  
Doors: Anodized / Powder-coated Aluminium Doors

### MASTER BATH / OTHER BATHS

Wall: Imported Marble / Vitrified Tiles  
Floor: Imported Marble / Anti-skid Vitrified Tiles  
Ceiling: Acrylic Emulsion Over MR Gypsum Board  
Doors: Laminated Flush Door

### STUDY

Wall: POP Punning With Acrylic Emulsion Paint  
Floor: Imported Stone Flooring  
Ceiling: Acrylic Emulsion Paint Over POP False Ceiling  
Doors: Laminated Flush Door

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## APPLIANCES, AIR CONDITIONING, WARDROBES, FIXTURES (LIGHT, ELECTRICAL, PLUMBING)

### FOYER / LIVING / DINING / PASSAGE

Ducted Air Conditioners – VRF with Air Purifier Filters  
Concealed Led Lights, Ceiling Fan, Modular Switches,  
Dimming Controls

### MASTER BEDROOM

Ducted Air Conditioners – VRF with Air Purifier Filters  
Branded Wardrobes with Imported Hardwares  
Concealed Led Lights, Ceiling Fan, Modular Switches,  
Dimming Controls, USB Charging Point

### BALCONY / TERRACES

Water Outlet For Plants  
Wall Lights, Ceiling Fans,  
Weatherproof Sockets

### KITCHEN

Cassette Air Conditioners  
Branded & Fire Rated Modular Wardrobe with  
imported hardwares  
Stone/Solid Surface Countertop  
Stainless Steel Sink And CP Fittings, Hob, Hood,  
Equipments: In-Built (Oven, Microwave, Coffee Maker),  
Refrigerator, RO, Concealed Geyser, Exhaust Fan,  
Concealed Led Lights, Modular Switches

### MASTER BATH / OTHER BATHS

Branded Chinaware (WC, Wash Basin)  
Water Efficient & Branded Fittings  
Imported Marble Counter With Vanity (Finished in Laminate)  
In Bath Toughened Glass Shower Cubicle  
Mirror  
Concealed Geyser  
Concealed Led Lights, Modular Switches

### STUDY

Ducted Air Conditioners – VRF with Air Purifier Filters  
Concealed Led Lights, Modular Switches,  
Dimming Controls, USB Charging Point



# Technical specifications

## DIFFERENTIATORS:

Electrical infrastructure built to withstand earthquakes, ensuring minimal power restoration time.

External lighting controlled by timers.

All infrastructure systems designed as type 1 construction to resist fire upto 2-4 hours.

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## OTHER SPECIFICATIONS

Enhance your lifestyle with a structural design compliant with Zone 4 provisions.

Swift ascent with high-speed elevators at 5.0m/sec in each tower.

Enjoy added convenience with two service elevator in every tower.

Illuminate your entrance with a naturally lit private foyer.

Abundant parking space for unparalleled convenience.

Luxuriate in air-conditioned main and typical floor lobbies.

Embrace sustainability with a rainwater harvesting system.

The membrane-based sewage treatment plant recycles water for flushing and irrigation.

Dispose of waste effortlessly with a garbage chute in each tower.

Type-1 construction fire fighting systems as per codal requirements.

Solar panels to supplement power grid.

Fully equipped electric substation for 100% power back up.

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## SMART HOME SYSTEMS

### AIR CONDITIONING

App-based monitoring & control

### DIMMING & FAN CONTROL

App-based & smart switch monitoring & control with flexibility to change light fixtures (with dimmable driver)

### TELEVISION CONTROLS

App-based monitoring & control

### GEYSER CONTROLS

App-based monitoring & control (on/off)

### DETECTION & EMERGENCY SWITCHES

Gas detection, panic switch, Integration of VDP with fire alarm

### VIDEO DOOR PHONE

Digital Door Lock – Biometric, Facial Recognition, Access Control

Video-Based Security

Remote Unlocking

Door Force Alarm



# Building Engineering - Mechanical, Electrical & Plumbing

## MECHANICAL

### AIR-CONDITIONING

VRF - Variable Refrigerant Flow technology

Advantages:

Achieve a 10-15% reduction in lifetime energy costs.

Opt for a visually appealing solution with a central outdoor unit.

Enhance interior aesthetics with ducted air condition system for premium finishes.

Experience year-round comfort with all-weather heating and cooling air conditioning.

### INTEGRATED AIR-FILTRATION

Air conditioning system equipped with electronic air filters.

Advantages:

Attain superior indoor air quality with a focus on PM 2.5 particles.

Eliminate the necessity for extra air purifiers.

Enable real-time monitoring through an AQI or IAQ monitor for continuous air quality

assessment.

### VERTICAL TRANSPORTATION

High-speed elevators.

Advantages:

Elevators operate at high speeds upto 5.0 meters per second.

Interior air-conditioning ensures occupant comfort during transit.

Incorporates safety features in compliance with codal requirements, including ARD (Automatic Rescue Device), intercom, and more.

Designed to be disabled-friendly with features like braille signage, safety handrails, and wheelchair compatibility.

Ensures security through access control, CCTV surveillance, and amenities such as music and LED screens.

## ELECTRICAL

### EARTHING

STRUCTURAL EARTHING

Advantages:

Enhanced safety & better aesthetics with no need for exposed building earth strips.

### DATA & VOICE CABLING

Multiple ISP connections

Advantages:

Option for adoption of multiple service providers

Single Control Point (ONT Panel) for multiple

service providers – ease of maintenance

### CABLING

Low smoke zero halogen wires for all electrical outlets.

Advantages:

Low smoke & better visibility in case of fire compared to standard FRLS wiring.

Non-toxic fumes in case of fire - low suffocation enhances safety.

### DETECTORS

Early warning systems for gas leaks, fire/smoke outbreak & emergencies

Advantages:

Early detection of gas leaks & fire in kitchen

Smoke detectors in all rooms

Fire alarm integration in video door phone

Panic button for all kinds of emergencies

### RELIABLE POWER BACKUP

A fully equipped generators provides 100% power backup.

### EV CHARGING

Fast charging – 7.5 kw

Advantages:

50% less time to charge electric vehicle

Single full charging station for every apartment



## PLUMBING - WATER SUPPLY SYSTEM

### P.E.R.T PIPES (POLYETHYLENE OF RAISED TEMPERATURES)

Minimum leakage  
No pressure drop  
Long life – low maintenance

### FLUSH VALVE SYSTEM

No need for a cistern in water closets  
No bacterial growth due to stagnant water in cisterns  
No maintenance

### TEMPERATURE CONTROLLED PIPES

Insulated pipes ensuring temperature-controlled water supply  
No temperature variations in water supply due to extreme temperatures

### NOISE-INSULATED FLEXIBLE PIPES

No noise inside toilets from flushing  
Easy maintenance in case of adverse conditions

### PRESSURE REGULATORY SYSTEMS

No pressure drop in all bathroom fixtures

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TARC

*Inspired by India*

भारतेन प्रेरितः

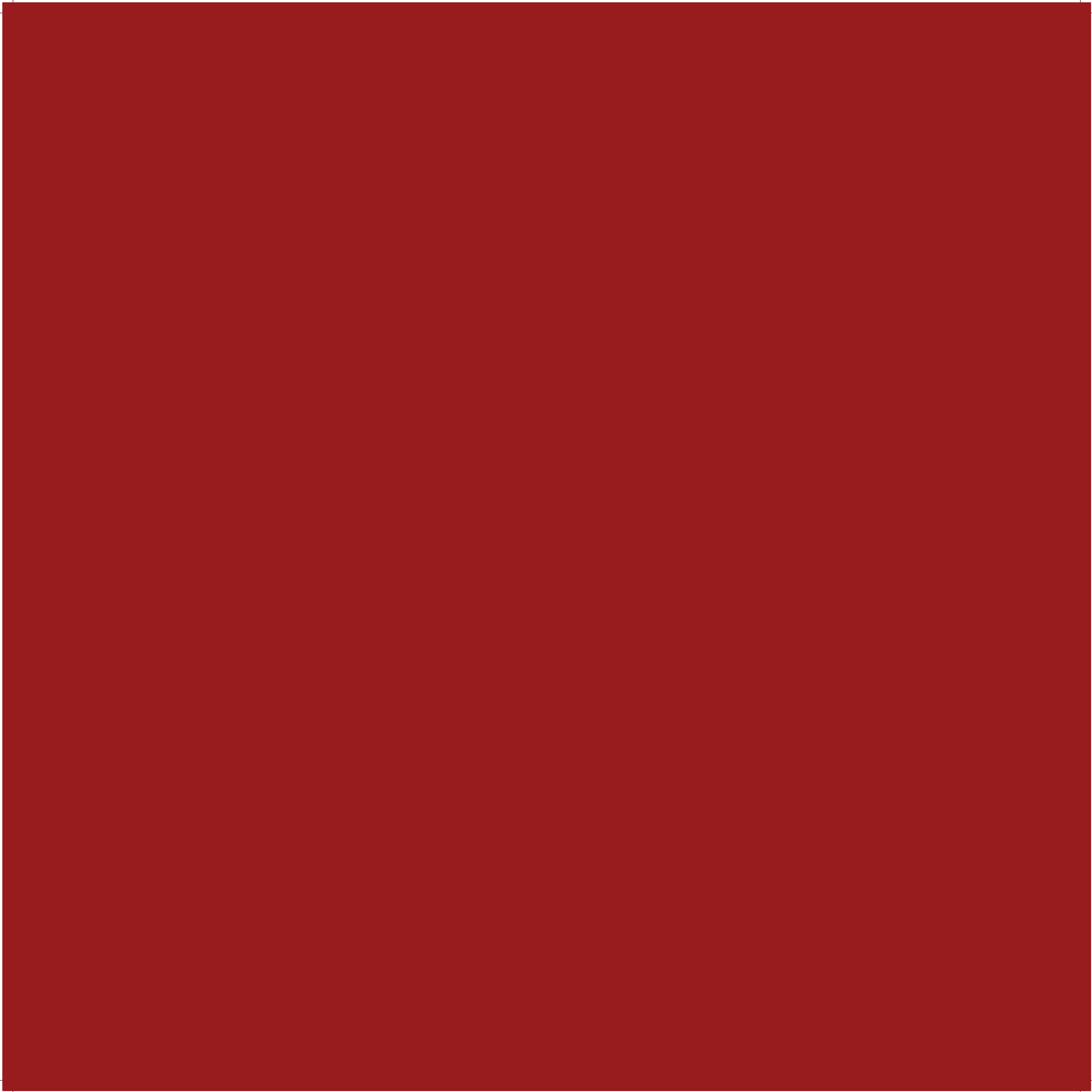


## Crafting tomorrow with India's past

At TARC, our design ethos is a sublime fusion of India's timeless wisdom and opulent cultural heritage. Our architectural masterpieces effortlessly blend tradition and modernity, crafting spaces that resonate with the profound spirit of our nation's illustrious heritage. Each creation serves as a testament to our unwavering dedication to not just commemorate India's glorious past but also to embrace its present and envision a future steeped in opulence.

Immersed in the essence of luxury, our endeavours transcend the ordinary, setting a new paradigm for sophistication. As purveyors of refined taste, we aspire to elevate Indian luxury to a global benchmark, creating unparalleled havens that epitomize extravagance and grandeur. At TARC, we are not just developer; we are custodians of an extraordinary legacy, sculpting a tomorrow where every detail is a nod to the regality that defines our nation.







# TARC Developments



# TARC



# TRIPUNDRRA

PRIME RESIDENCES IN NEW DELHI  
OPPOSITE PUSHPANJALI FARMS

Crafted to elevate your personal sanctuary, TARC Tripundra's lavish residences provide an exclusive sense of belonging in a thriving and pristine New Delhi neighbourhood. Experience meticulously designed spaces that resonate with your desires for comfort and versatility.









TARC

TRIPUNDRA

PRIME RESIDENCES IN NEW DELHI



Artistic impression



Artistic impression





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3 towers of 10 floors each, comprising of 187 homes of 3 & 4 BHKs. Construction in full swing.

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Located in South Delhi, opposite Pushpanjali Farms with 2200 acres of uninterrupted greenery area. Seamless access from IGI airport, Dwarka, Vasant Vihar and Gurugram.

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The project has exceeded expectations in a short time frame, garnering an overwhelming response and a 70% price increase.

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Offers unique amenities like an Indoor & Outdoor Pool, Exclusive Theatre, 7-tier Security, Green Building, and experiential living through best-in-class amenities such as Pottery Barn, Star Gazing Deck, Barbecue Pits, Organic Garden, Artistic Arena, among other sports facilities.



# TARC Gurugram

## Golf Course Extension Road

Explore TARC's prestigious enclave in Gurugram's Sector 63A, where the allure of timeless luxury converges with rich Indian heritage. Indulge in unprecedented opulence, redefining your experience of extravagance.









# TARC Gurugram

Golf Course Extension Road



Artistic impression



Artistic impression





Artistic impression



Artistic impression

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Situated in Sector 63A, this project strategically positions itself at the apex of Gurugram's high-end development. It is surrounded by nearby attractions, renowned schools, hospitals, and more.

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The location offers a vibrant and well-connected neighbourhood with landmarks such as Worldmark in the vicinity.

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Providing best-in-class luxury residential fully-fitted homes, along with exclusive club and community facilities.

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Focus on increasing customer centricity with experiential living. Well-designed and usable community spaces help in building connections with neighbours.





# TARC Maceo

NEW GURUGRAM

Nestled in the burgeoning community of New Gurugram, Maceo seamlessly blends secure and tranquil living with a considerate array of amenities and services.











# TARC Maceo

NEW GURUGRAM



Actual image



Actual image





Actual image



Actual image



Actual image

Located in Gurugram, easy accessibility from NH8, KMP/Dwarka Expressway. Offers 80% of open space, with abundant green and water areas.

The project is now complete, and all amenities are fully operational. The project had significant price appreciation.

Best-in-class project in the vicinity with lush natural surrounding.

Club Tierra – a luxury rendezvous with holistic living; offers amenities such as an infinity pool and more. It is an experiential zone of cool comforts, where design sensibilities, culture, and surroundings inspire residents to lounge, garden, connect with neighbours, and bond over gourmet meals, fostering an active and vibrant community.



## OUR STRATEGIC PARTNER



“

TARC Limited stands as a distinguished real estate entity with over four decades of commendable experience in North India. Their portfolio showcases a selection of strategically positioned assets that promise significant future value for both the organization and its stakeholders. We are honored to collaborate with TARC Limited on their journey of continued excellence.

- BAIN CAPITAL

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TARC  
Kailāsa  
PATEL ROAD, NEW DELHI

**TARC PROJECTS LIMITED, CIN: U70109DL2006PLC154354, RERA NUMBER: DLRERA2023P0017**  
**Registered Office:** 67, Najafgarh Road, Kirti Nagar, New Delhi - 110015 **Contact:** [www.tarc.in](http://www.tarc.in) | +91 78776 78776

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