



SPRING
ELMAS
shine bright



IGBC



Confederation of Indian Industry
125 Years: 1895-2020

Indian Green Building Council (IGBC)

hereby precertifies

Spring Elmas

by Sublime Realtech Pvt Ltd
At Plot no GH-3B Sector -12 GrNoida
(IGBC Registration No. GH 220226)

The project has demonstrated intent to design and build
high performance building in accordance with

IGBC Green Homes Rating System

Precertified Gold

March 2023

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

Sharukh Mistry
Chair, IGBC Green Homes

V Suresh
Chairman, IGBC

S Raghupathy
Deputy Director General, CII

K S Venkatagiri
Executive Director, CII-Godrej GBC

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Enter into an
ultra-luxury
lifestyle



ELMAS



Introducing Extraordinary Homes To Live An Extraordinary Lifestyle


Spring Elmas, Greater Noida offers you an aesthetic ultra-luxury lifestyle in NCR's most celebrated location, i.e. Greater Noida West.

With its breathtaking luxury amenities, you and your family will be able to enjoy a blessed lifestyle in Sector 12, Greater Noida.

Experience being sun-kissed in your bedroom in the morning, walking into the magical beauty of nature in the evening, and having a family dinner in a heavenly dining room; you will live a peaceful luxurious lifestyle.

From Gaur City Mall to DPS & GD Goenka Global School to Fortis Hospital and Kailash Hospital to FNG Expressway and NH-24 to Metro connectivity, Spring Elmas connects you with everything you seek for your lovely family.

 UP RERA Reg. No.:
UPRERAPRJ274689

 3 BHK, 4 BHK &
Duplex Apartments



IGBC Gold-Certified
Project





A Well-crafted Heaven

Spring Elmas is a well-planned north-west facing, Vastu compliant, residential project to make you experience an ultra-luxury lifestyle with world-class amenities on a land of 5 acres.

There is enough space between all towers for natural sunlight and ventilation in the flats. It's an airy project throughout the year and is surrounded by lush greenery.

-  5 acres land
-  7 Towers
-  28 Duplex penthouse
-  569 Apartments
-  45.5 meters distance between PH-1 and PH-2



Stellar Nights In Eco-friendly Environs

Living in Spring Elmas makes your apartment's balcony a place to chill in the evening and unwind at the end of a tiring day.

In the evening, the premises light up with eco-friendly solar lighting. As you enjoy the soothing evenings at Spring Elmas, you are also comforted by the thought that you are living in an environment friendly property.







Podium-based Architectural Design To Reduce Noise Pollution

Spring Elmas incorporates in its design a 2.25 acres and 15ft high podium park which highly reduces the sound transmission and floor vibration to the living areas.

The podium park is easy-to-access for specially-abled persons through the ramp walk and has no vehicle movement.

 Podium park of 2.25 acres

 Handicap-friendly

 15 ft higher Podium

 No vehicle movement



Concierge service



Restricted one-point entry to the tower



Brass & glass on entrance



Spacious double height lobby



Live & Create Precious Memories With Your Kid's

Let your kids discover their potential and enhance their physical capabilities while playing in a growth-encouraging kids' play area.

This lively play zone will also act as a perfect platform to enhance your kid's social behavioural skills.



A Senior Citizens' Park Ensuring Secure Environs For The Elderly



Senior Citizens' Park is the best place for your parents and other family elders to spend some quality time in secure and blissfully green atmosphere.

Your parents stay physically and mentally fit while interacting and exchanging thoughts with other senior citizens in a secure environment.

Cycling Track



Jogging Track



Park Area



Badminton Court



Cricket Pitch



Swimming Pool



Basketball Court



Open Air Gym





Socialise And Celebrate With Like-minded Peoples

In the clubhouse and amphitheater, you can celebrate, entertain, play, or simply while away languid moments.


Socialise, network, and communicate with other society residents to expand your social and business circle in a space that is fit for unwinding and rejuvenating.

 Library

 Carrom


 Chess

 Gymnasium

 TT table

 Billiards

 Community hall

 Approx 30000 sq ft club area



Go For A Long Drive In 10 Minutes

- FNG Expressway
- NH-9
- NH-24



Reach The Hospital In 5 Minutes

- Yatharth Hospital
- Fortis Hospital
- Kailash Hospital



35 Minute Drive For Airport



Build A Valuable Career Foundation For Your Kid(s)

- Delhi Public School
- GD Goenka International School
- Aster Public School
- The Millennium School, etc








Travel Effortlessly In Delhi-ncr In 10 Minutes

Proposed metro in walking distance
Sector 76 Metro Station






A Parking Bay That's More Than Just Parking






-  2.5m x 5.5m Parking Size
-  Car Charging Point
-  Boom Barrier
-  Car Washing Area
-  Driver waiting area



Live A Luxurious Lifestyle In Modern-design Living Spaces

-  Cross-ventilation
-  8 ft Door Height
-  Master switching

-  UPVC Sliding
-  Sunlight in 95% of flat area
-  Clear ceiling height
10 feet 6 inch



3 Lifts In Each Tower To Away With Crowded Lifts And Wait-time



CCTV Surveillance



Basement Lift Lobby



Well-planned & Well-designed Modern Kitchen


Enter into a well-crafted kitchen architected to enhance efficiency of space and elevate your cooking experience.

The aesthetical design adds to your culinary creativity and the joy it imparts.

 Vitrified tiles flooring

 Gas Supply with provision for PNG connection

 Stainless steel sink and mixer


 Modular factory-made cabinets below the counter





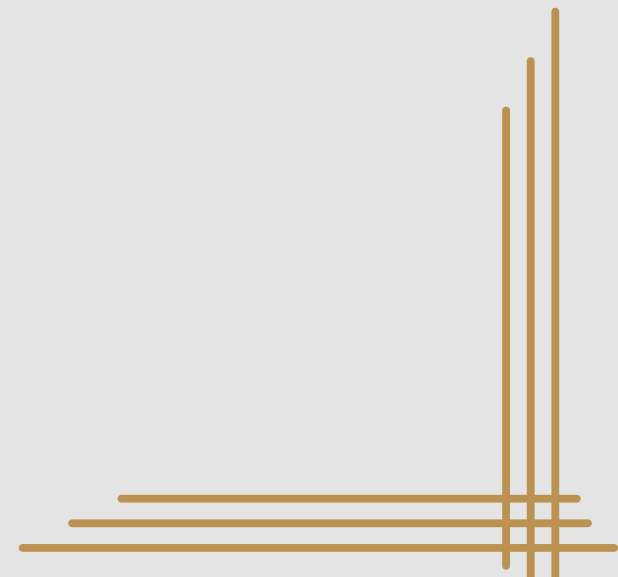
Share Memorable Moments With Your Family



 TV & Internet points













 Vitrified tiles

 Oil bound Distemper
on plaster + POP





Ultra-Luxury Washroom

-  Water proof
-  Natural light window
-  Flush tank wall concealed
-  European Water Closet (EWC)
-  WC wall mounted
-  Dual plumbing system
-  STP will be used for irrigation and flushing
-  Granite counter with wash basin
-  Flooring with ceramic anti skid tiles
-  Glazed/matt finished ceramic wall tiles
-  C.P. Fittings and Accessories
-  Oil bound Distemper on plaster



SPECIFICATIONS OF THE APARTMENTS

STRUCTURE

RCC flat slab structure with peripheral beams and infill non-structural RCC wall, designed in compliance with Seismic Zone V fulfilling all earthquake safety requirements.

Floor-to-floor Heights: 3.3 meter (approx)

LIVING/DINING AREA & LOBBY/PASSAGE

Flooring	Polished Vitrified tile (Kajaria, Orient, Somany or Equivalent)
Wall Finishes	Oil bound Distemper on Plaster
Ceiling Finishes	Oil bound Distemper on Plaster

MASTER BEDROOM

Flooring	Laminate wood flooring AC-4 Grade Pergo Or Equivalent
Wall Finishes	Oil bound Distemper on Plaster
Ceiling Finishes	Oil bound Distemper on Plaster

BEDROOM

Flooring	Polished Vitrified tiles (Kajaria, Orient, Somany or Equivalent)
Wall Finishes	Oil bound Distemper on Plaster
Ceiling Finishes	Oil bound Distemper on Plaster

KITCHEN

Flooring	Polished Vitrified tiles (Kajaria, Orient, Somany or Equivalent)
Wall Finishes	"2' high Ceramic tiles dado above counter Oil bound distemper over plaster in remaining area "
Ceiling Finishes	Oil bound Distemper on Plaster
Counter	Polished granite or marble
Fixtures and Fittings	Modular factory made Cabinets below the counters Stainless Steel Sink and mixer of standard makes and brands.
Gas Supply	Provision for PNG connection in future

TOILETS

Flooring	Anti Skid (Kajaria, Orient, Somany or Equivalent)
Wall Finishes	"Glazed/Matt finished ceramic wall tiles up to false ceiling level. Oil bound Distemper on Plaster in remaining areas."
Sanitary Ware	Wash Basin and European Water Closet (EWC) of Parryware/Jaguar or equivalent
C.P. Fittings and Accessories	"Basin Mixer, Shower Mixer/Diverter with bath spout and overhead shower. Health faucet along with necessary angle valves etc. Makers - Hindware/Jaguar Grohe/or equivalent " All toilet floors provided with suitable and adequate water proofing treatment.

BALCONY

Flooring	Ceramic tiles (Kajaria, Orient, Somany or Equivalent)
Wall Finishes	Exterior grade paint on Plaster
Handrail and Parapets	Combination of parapet walls S.S with Toughened Glass as per the functional and elevation requirements.

STAIRCASES

Flooring	Polished Indian Stone or granite on Treads, Risers and Landings. Stone to match surrounding lobby flooring.
Railing	MS Handrail
Wall finishes	Exterior grade paint on Plaster
Staircase Soffit	Exterior grade paint on Plaster
Railing	MS Handrail
Wall finishes	Exterior grade paint on Plaster
Staircase Soffit	Exterior grade paint on Plaster

DOORS

Main Entrance Door	8' High Polished Hardwood frame with veneered flush door shutters.
Internal Doors	8' High Polished Hardwood frame with Enamel painted flush door shutters
Hardware	"Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makers and brands.High-quality steel/brass hardware "

EXTERNAL WALL FINISHES

ELECTRICAL EQUIPMENTS

Fixtures and Fittings	Modular switches/sockets, distribution Boxes, and Circuit breakers of Anchor/Havells/Legrande or equivalent.
Wiring	"Copper wiring in concealed conduits provision for CAT-5 cabling for advanced power management systems. Adequate provision for light points, fan points, receptacles, and power points in all rooms. Electrical points for exhaust fans in Kitchens and Toilets." Makers -Havells/Polycab or equivalent Electrical points for AC are provided in appropriate locations in the bedrooms and living room.

PLUMBING

CPVC water supply pipes with standard valves and accessories.
PVC waste pipes and traps

POWER BACKUP

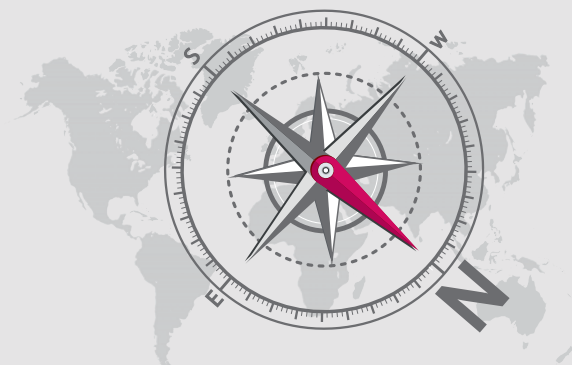
Adequate power backup shall be provided

Legend

- A. Entry Plaza
- B. Exit Plaza
- C. Entrance Lobby /Drop- Off
- D. Senior Citizen Zone
- E. Swimming Pool
- F. Kid's Pool
- G. Commercial Plaza
- H. Party Lawn
- I. Badminton Court
- J. Half Basketball Court
- K. Kid's Play Area
- L. Meditation Area
- M. Skating Rink
- N. Gazebo
- O. Open Gym
- P. Jogging Track
- Q. Cycling Track
- R. Aroma Garden
- S. Herbal Garden
- T. Reflexology Path
- U. Healing Garden
- V. Seating Garden
- W. Water Body
- X. Ramp



- TYPE - 1 2450
- TYPE - 2 1895
- TYPE - 3 1600(A)
- TYPE - 4 1600(B)
- TYPE - 5 1580
- TYPE - 6 1355



**TOWER - A,D,E,H
UNIT PLAN - TYPE - 1
4BHK+5T+SERVANT**

PARTICULARS	SQFT
SALEABLE AREA	2450 SQFT
BALCONY AREA	268.36 SQFT
UNIT BUILT UP AREA	1828.57 SQFT
RERA CARPET AREA	1446.01 SQFT



**TOWER - A,D,E,H
UNIT PLAN - TYPE - 2
3BHK+3T+STUDY**

PARTICULARS	SQFT
SALEABLE AREA	1895 SQFT
BALCONY AREA	222.85 SQFT
UNIT BUILT UP AREA	1423.32 SQFT
RERA CARPET AREA	1109.74 SQFT



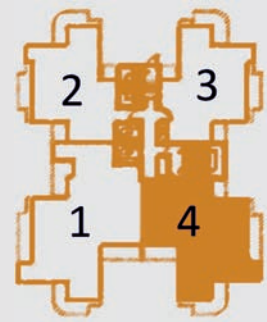
TOWER A



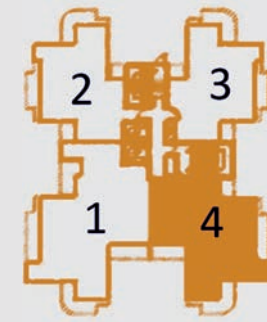
TOWER D



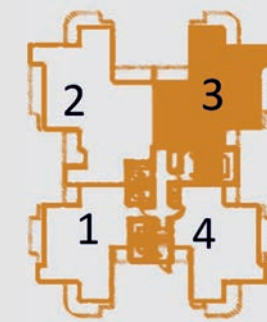
TOWER E



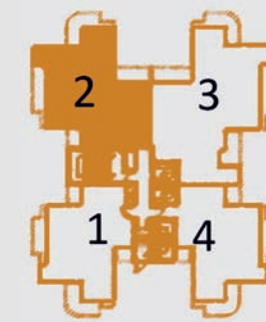
TOWER H



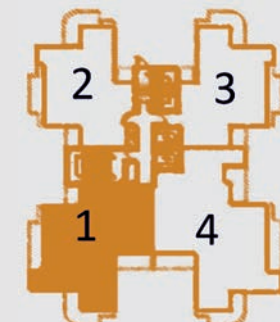
TOWER A



TOWER D



TOWER E



TOWER H

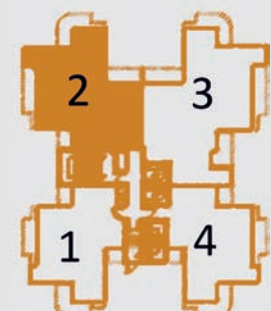


**TOWER - A,D,E,H
UNIT PLAN - TYPE - 3
3BHK+3T**

PARTICULARS	SQFT
SALEABLE AREA	1600 SQFT
BALCONY AREA	190.71 SQFT
UNIT BUILT UP AREA	1210.74 SQFT
RERA CARPET AREA	930.26 SQFT

**TOWER-A,D,E,H
UNIT PLAN - TYPE - 5
3BHK+3T**

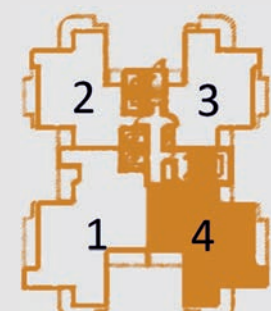
PARTICULARS	SQFT
SALEABLE AREA	1580 SQFT
BALCONY AREA	195.96 SQFT
UNIT BUILT UP AREA	1200.66 SQFT
RERA CARPET AREA	919.28 SQFT



TOWER A



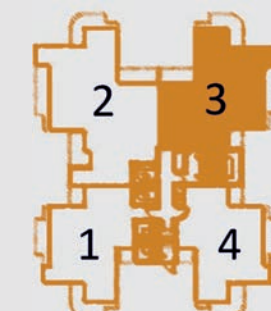
TOWER D



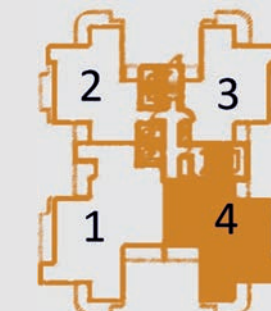
TOWER E



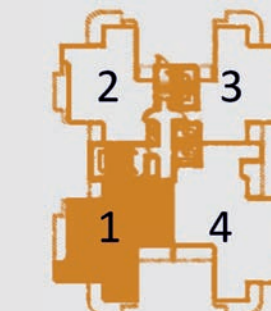
TOWER H



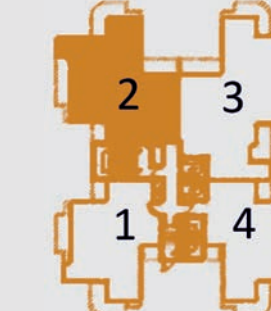
TOWER A



TOWER D



TOWER E



TOWER H

**TOWER-B,C,F,G
UNIT PLAN - TYPE - 4
3BHK+3T**

PARTICULARS

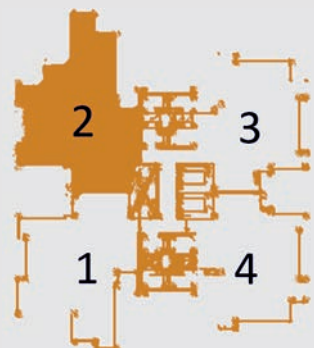
PARTICULARS	SQFT
SALEABLE AREA	1600 SQFT
BALCONY AREA	186.29 SQFT
UNIT BUILT UP AREA	1188.09 SQFT
RERA CARPET AREA	940.43 SQFT



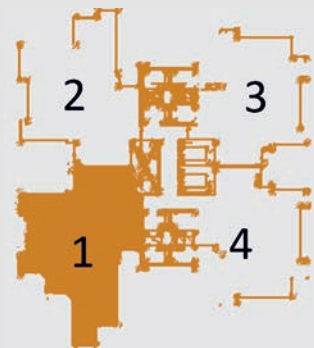
**TOWER-B,C,F,G
UNIT PLAN - TYPE - 5
3BHK+3T**

PARTICULARS

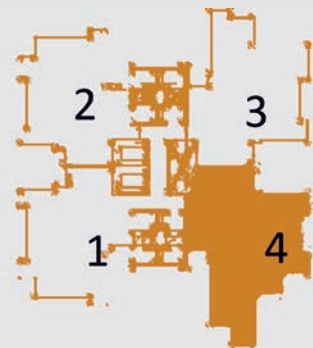
PARTICULARS	SQFT
SALEABLE AREA	1580 SQFT
BALCONY AREA	195.96 SQFT
UNIT BUILT UP AREA	1200.66 SQFT
RERA CARPET AREA	919.28 SQFT



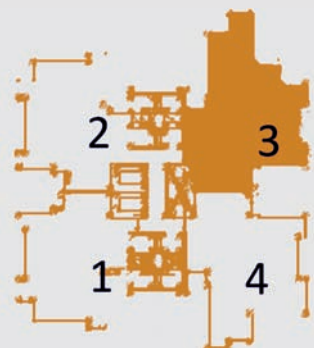
TOWER B



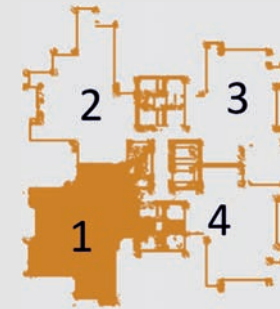
TOWER C



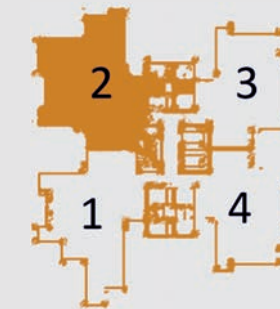
TOWER F



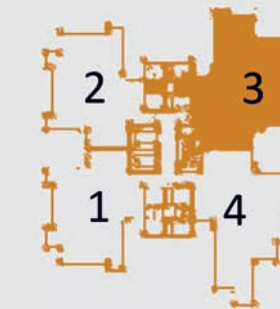
TOWER G



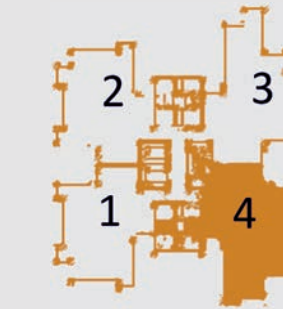
TOWER B



TOWER C



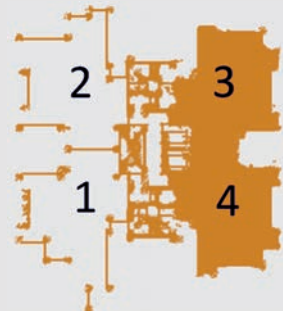
TOWER F



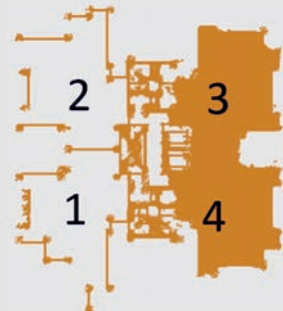
TOWER G

**TOWER-B,C,F,G
UNIT PLAN - TYPE - 6
3BHK+2T**

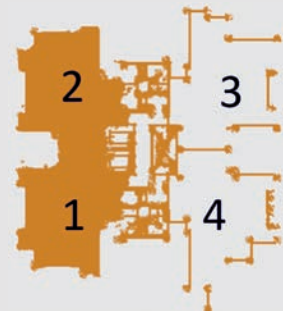
PARTICULARS	SQFT
SALEABLE AREA	1355 SQFT
BALCONY AREA	186.87 SQFT
UNIT BUILT UP AREA	1039.35 SQFT
RERA CARPET AREA	793.92 SQFT



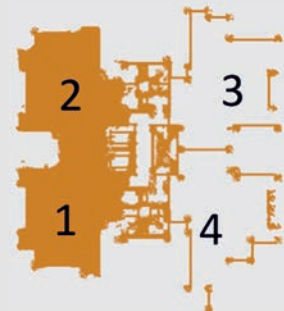
TOWER B



TOWER C

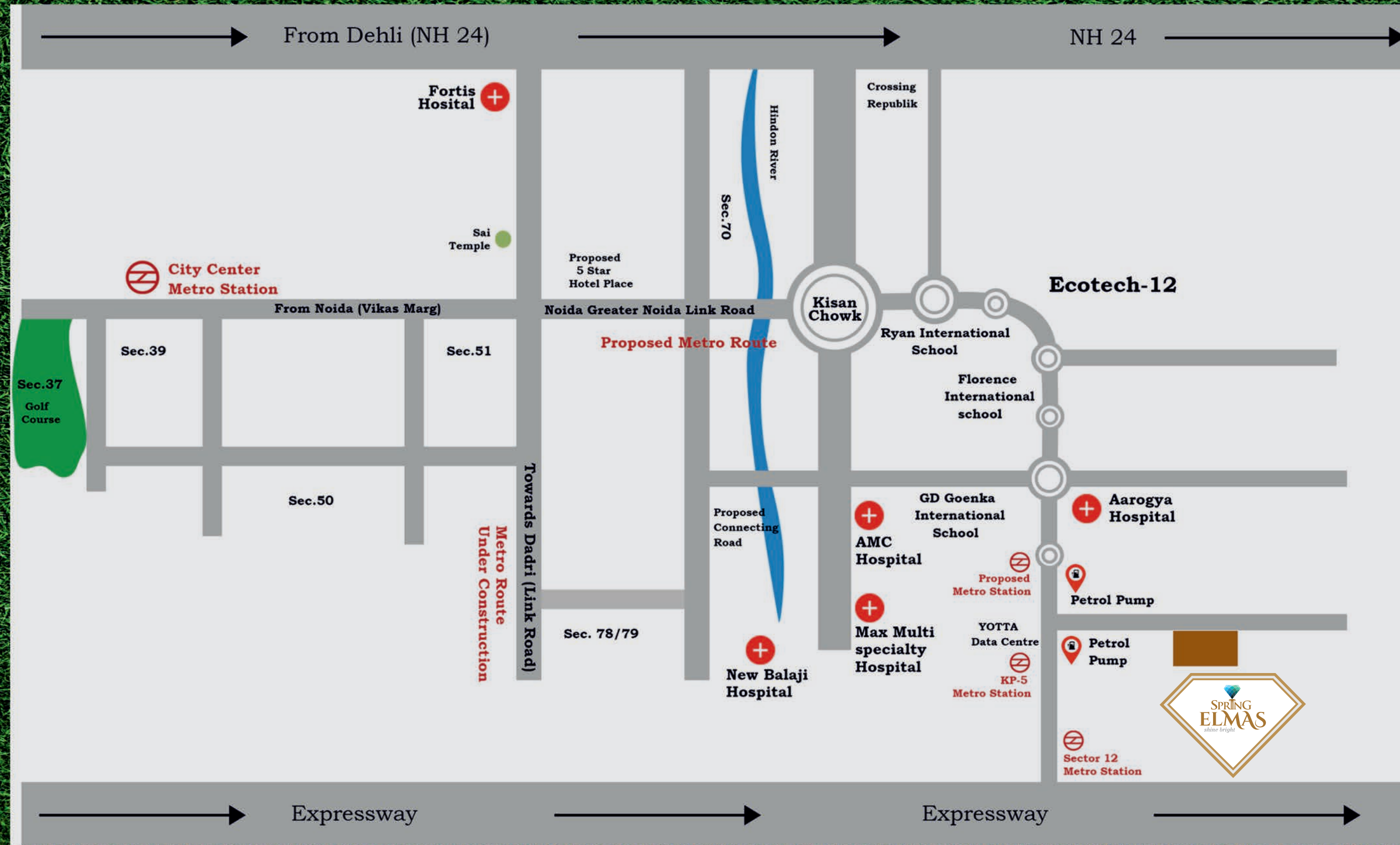


TOWER F



TOWER G









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*Conditions apply. DISCLAIMER: All buildings, information, specification, etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans. Images are for representative purpose only. *1 sq. mtr. is equal to 10.76 sq. ft. Note: The details of approvals may be seen in our office.