

exclusively handcrafted  
homes by Hawelia

**HAWELIA**   
**ValenovaPark**  
2/3 BHK HOMES  GR. NOIDA (W)

# homes laced with absolute luxury



Classy elevation, quality construction and thoughtful layout... these are but a few of the hallmarks of the architecture and style that sets Hawelia Valenova Park apart. The 2/3 BHK luxurious apartments exude a rare aesthetic charm and elegance. These apartments are constructed to pamper all its owners with comfortable and premium lifestyle. Loaded with contemporary amenities, natural light and greenery, these spaces are coveted even by the most finicky home buyer. What makes it more interesting is Hawelia Valenova Park' location. Strategically situated in the heart of Greater Noida West (popularly known as Noida Extension), the project is surrounded not only by lush greenery but also with conveniences such as shopping complexes, malls, hotels, hospitals, schools, metro station, fuel stations and much more. Greater Noida West offers excellent connectivity to Delhi and NCR. With fully developed socio-economic infrastructure in the neighbourhood, it is an excellent choice for an ultramodern lifestyle.

- 5-10 minutes drive from National Highway-24
- 10-15 minutes drive from Noida City Centre Metro Station
- 10-15 minutes drive from Fortis Hospital, Noida
- 15-20 minutes drive from Pari Chowk, Greater Noida
- 15-20 minutes drive from Sector-18 Noida via Elevated Road
- 25-30 minutes drive from Kalindi Kunj



# a leisure hub that reflects your style

- AC Gymnasium
- Outdoor Swimming pool
- Pool Table
- Aerobic/Yoga Room
- Table Tennis
- Carrom/ Card Area
- Dedicated Senior Citizen's Area
- Crèche Area & many more...



# experience shopping at its best



A High Street Shopping lifeline, a name synonymous with the "daily needs commercial hub" situated within the periphery of Hawelia Valenova Park, Greater Noida West.

Valenova Parkstreet is reserved for your day to day shopping needs while giving you an enticing shopping experience. This shopping paradise will host hyper markets, ATMs, stores with hi-end brands, anchor shops and restaurants to keep you entertained. The Complex has been thoughtfully designed keeping in mind the requirements of all the residents of the project and nearby areas.

The complex offers commercial space ranging from 260 Sq.ft. to 775 Sq.ft. Total area, conveniently designed to suit the need of the end user. Ground level is well connected with separate entry from the outside and Upper Ground floor level is bridged with the podium level of Hawelia Valenova Park for easy access to the residents.

We are sure with so many options at hand, Valenova Parkstreet will satisfy all your shopping needs conveniently!



# SITE LAYOUT



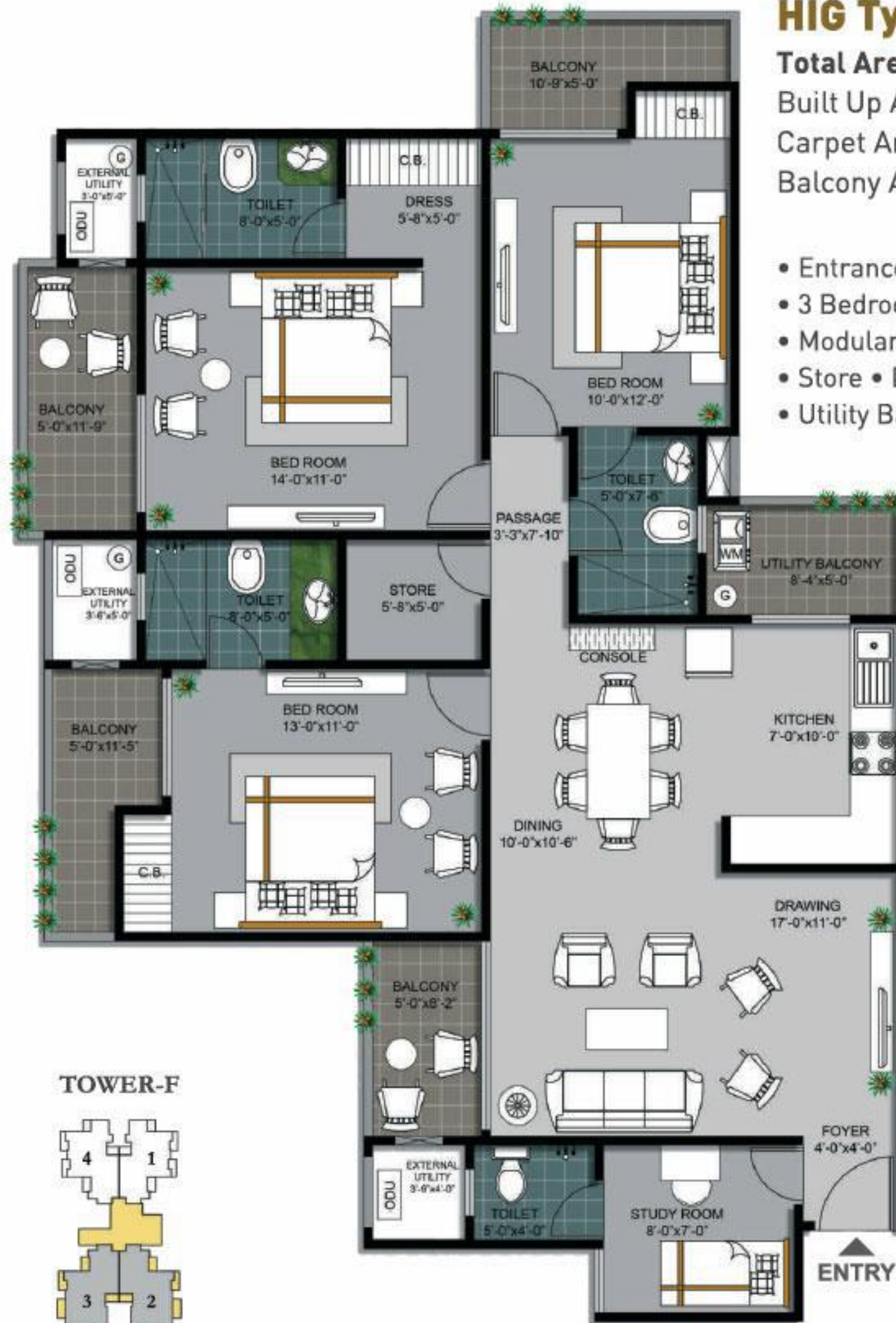
## Legend

- |                           |   |
|---------------------------|---|
| 1. Grand Entrance         | ● MIG Type-I 1120 sq.ft./104.05 sq.mtr.   |
| 2. Plaza Drop-off         | ● MIG Type-II 1140 sq.ft./105.91 sq.mtr.  |
| 3. Yoga & Meditation      | ● MIG Type-III 1275 sq.ft./118.45 sq.mtr. |
| 4. Amphitheater           | ● HIG Type-I 1470 sq.ft./136.57 sq.mtr.   |
| 5. Skating Rink           | ● HIG Type-II 1670 sq.ft./155.15 sq.mtr.  |
| 6. Swimming Pool          | ● HIG Type-III 1870 sq.ft./173.73 sq.mtr. |
| 7. Kids Pool              |   |
| 8. Gym Station            |   |
| 9. Party Lawn             |   |
| 10. Exercise Station      |   |
| 11. Jogging Track         |   |
| 12. Kids' Play Area       |   |
| 13. Sit-out zone          |   |
| 14. Tower Drop-off        |   |
| 15. Club Nova             |   |
| 16. Basketball Court      |   |
| 17. Badminton Court       |   |
| 18. Valenova Parkstreet   |   |
| 19. Ramp to Basement      |   |
| 20. Ramp from Basement    |   |
| 21. Ramp to Podium        |   |
| 22. Tower Entrance Lounge |   |
| 23. Guard Room            |   |
| 24. Exit Gate             |   |



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, legal conditions and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. The location, layout, plans etc. are indicative only. The company reserves the right to make changes to the plans, specifications, dimensions and elevations as per the terms and conditions of Real Estate (Development & Regulation) Act, 2015.

# FLOOR PLAN

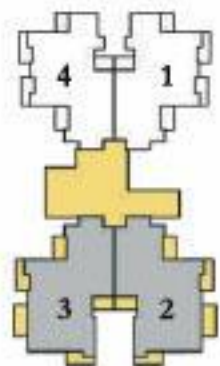


## HIG Type - III

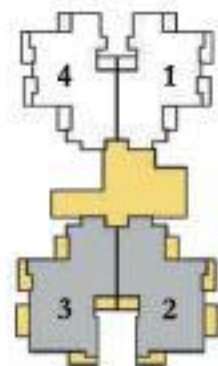
**Total Area** : 1870 sq. ft./173.73 sq. mtr.  
**Built Up Area** : 1519.45 sq. ft./141.16 sq. mtr.  
**Carpet Area** : 1133.88 sq. ft./105.34 sq. mtr.  
**Balcony Area** : 214.53 sq. ft./19.93 sq. mtr.

- Entrance Foyer • Drawing Room • Dining Room
- 3 Bedrooms • 4 Toilets
- Modular Kitchen • Study Room
- Store • Dress • 4 Balconies
- Utility Balcony • 3 External Utilities

TOWER-A



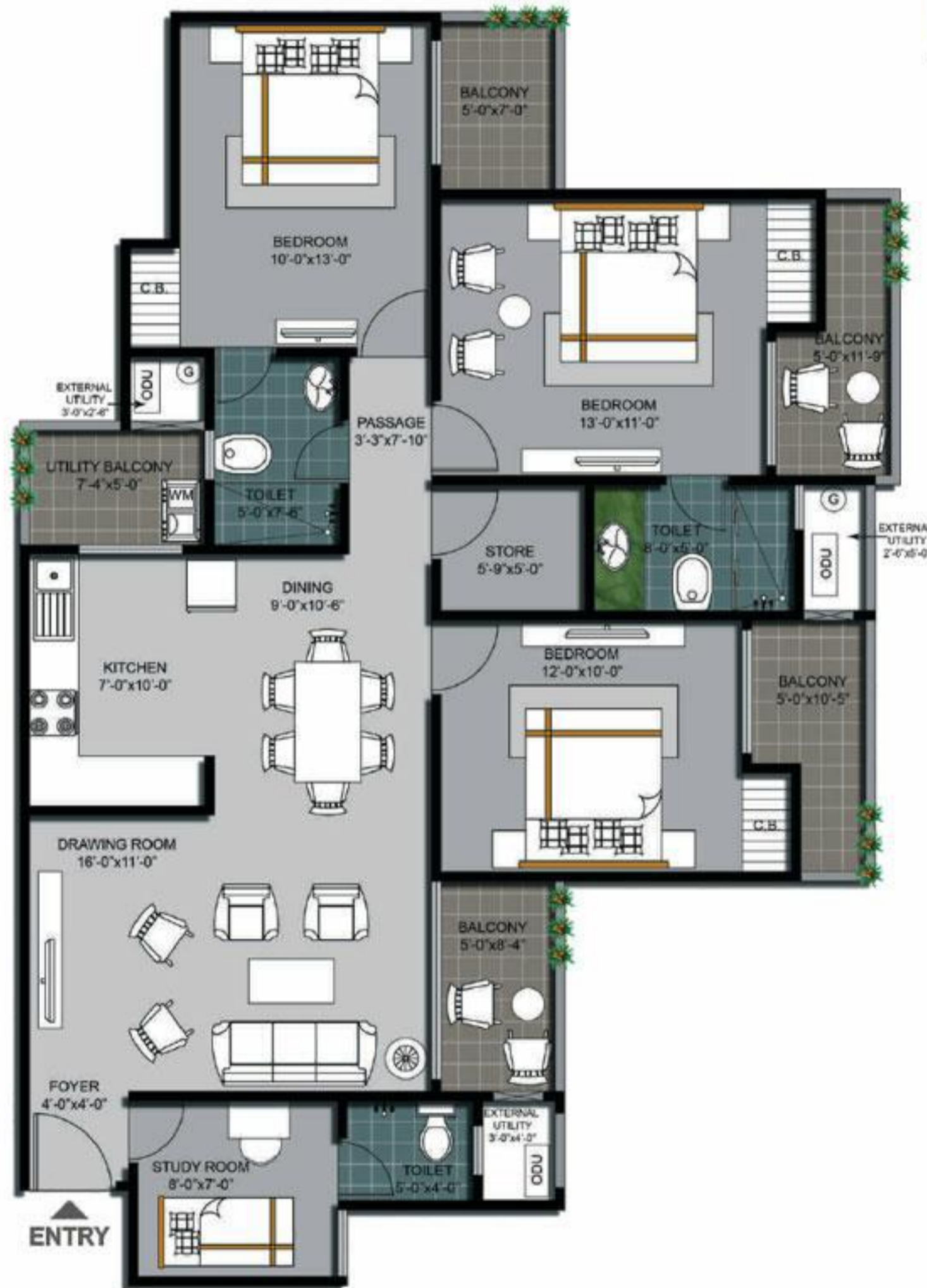
TOWER-F



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Dimensions mentioned in the layout plans are the actual distance in between the bare walls. Layout plans detailed above are without indication of columns & beams of the super structure which has been constructed as per the structural approval from the respective Government agency or equivalent body. Furniture & Fixtures as shown in the layout plans are not a part of the legal offering. MEP services including plumbing and electrical fixtures and appliances location in kitchen and toilets may vary from the locations shown in the layout plans. Offering is strictly adhered to the specification as detailed in the specification section. 1 Sq. m. = 10.764 Sq. ft.

# FLOOR PLAN

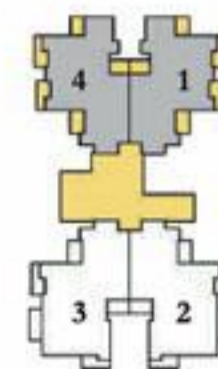


## HIG Type - II

**Total Area** : 1670 sq. ft. /155.15 sq. mtr.  
**Built Up Area** : 1352.07 sq. ft./125.61 sq. mtr.  
**Carpet Area** : 1017.74 sq. ft./94.55 sq. mtr.  
**Balcony Area** : 192.35 sq. ft./17.87 sq. mtr.

- Entrance Foyer • Drawing Room • Dining Room
- 3 Bedrooms • 3 Toilets
- Modular Kitchen • Study Room
- Store • 4 Balconies
- Utility Balcony • 3 External Utilities

TOWER-A



TOWER-F



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# FLOOR PLAN

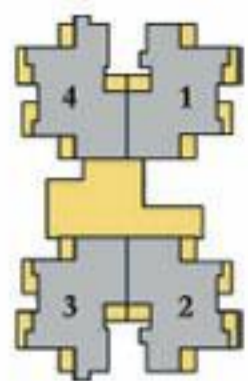
## HIG Type - I

**Total Area** : 1470 sq. ft. /136.57 sq. mtr.  
**Built Up Area** : 1180.92 sq. ft./109.71 sq. mtr.  
**Carpet Area** : 854.77 sq. ft. /79.41 sq. mtr.  
**Balcony Area** : 192.68 sq. ft. /17.90 sq. mtr.

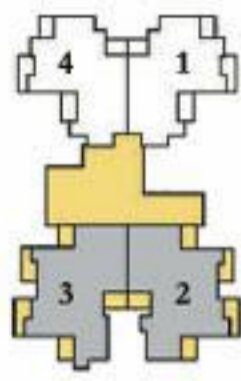
- Drawing Room • Dining Room
- 3 Bedrooms • 2 Toilets • Modular Kitchen
- 4 Balconies • Utility Balcony • 2 External Utilities



**TOWER-B**



**TOWER-C**



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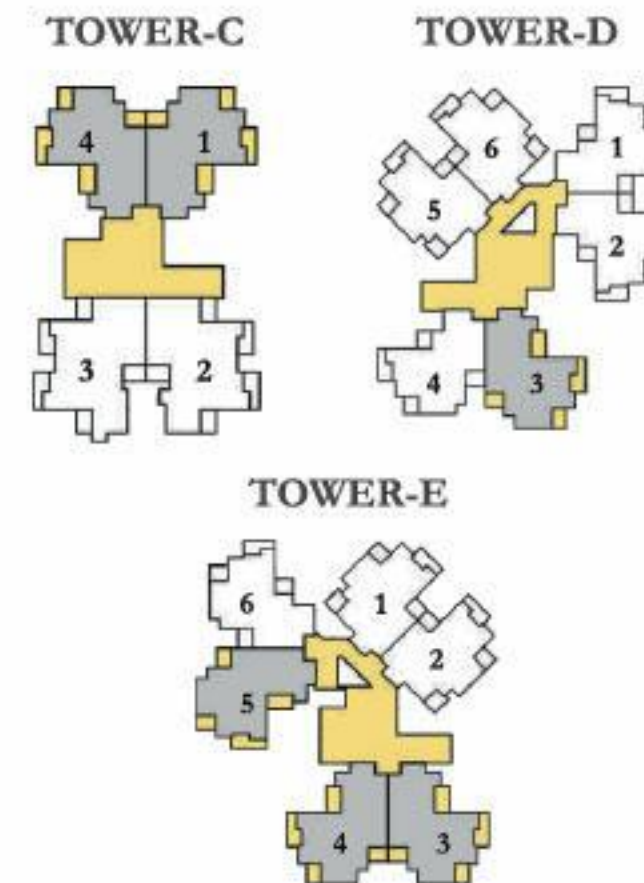
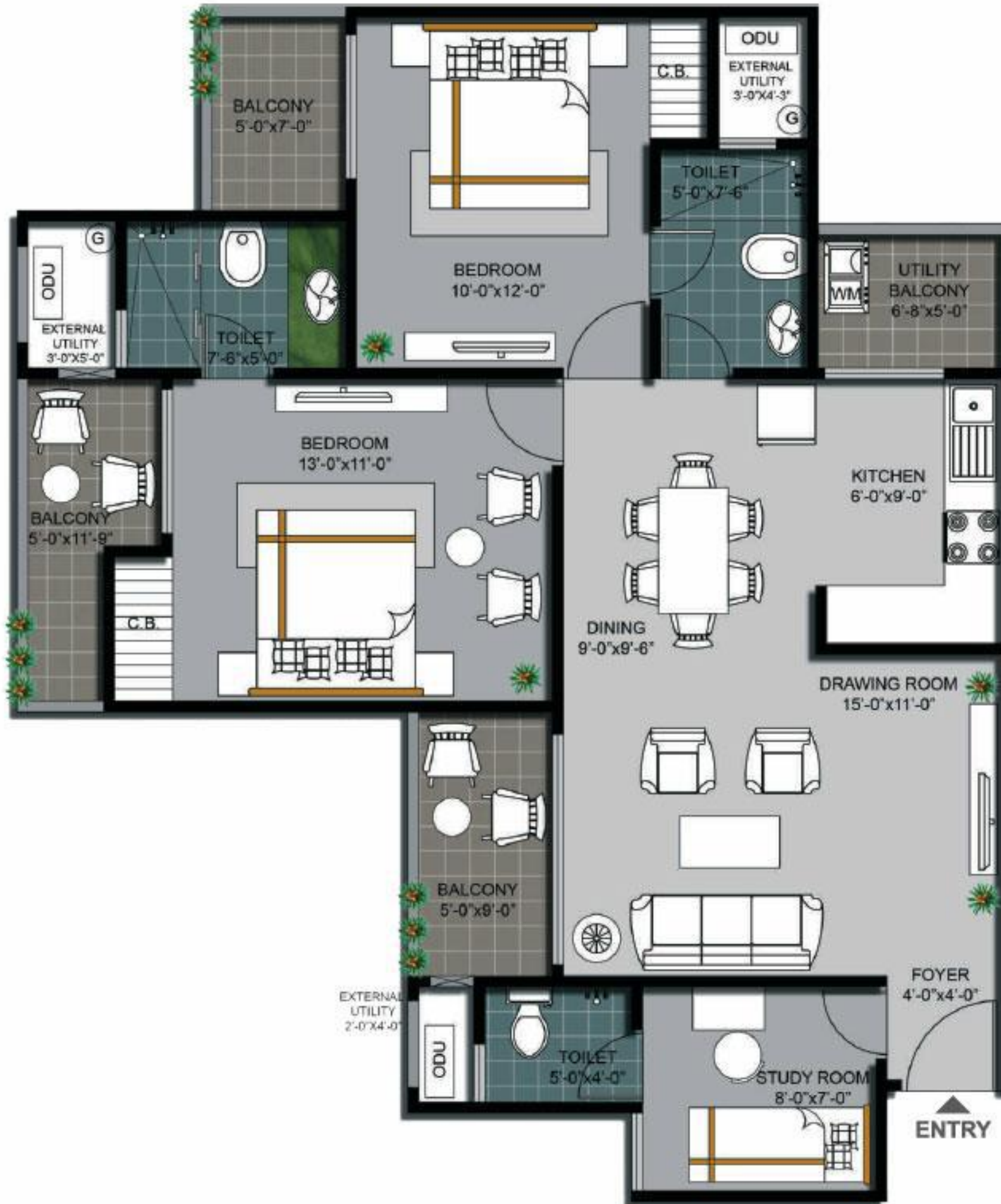
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# FLOOR PLAN

## MIG Type - III

**Total Area** : 1275 sq. ft. /118.45 sq. mtr.  
**Built Up Area** : 1042.06 sq. ft./96.81 sq. mtr.  
**Carpet Area** : 772.42 sq. ft./71.76 sq. mtr.  
**Balcony Area** : 147.25 sq. ft. /13.68 sq. mtr.

- Entrance Foyer • Drawing Room • Dining Room
- 2 Bedrooms • 3 Toilets • Modular Kitchen
- Study Room • 3 Balconies • Utility Balcony
- 3 External Utilities



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# FLOOR PLAN

## MIG Type - II

**Total Area** : 1140 sq. ft./105.91 sq. mtr.  
**Built Up Area** : 934.32 sq. ft./86.80 sq. mtr.  
**Carpet Area** : 685.24 sq. ft./63.66 sq. mtr.  
**Balcony Area** : 134.01 sq. ft./12.45 sq. mtr.

- Entrance Foyer • Drawing Room/Dining
- 2 Bedrooms • 2 Toilets • Modular Kitchen
- Study Room • 3 Balconies • Utility Balcony
- 2 External Utilities



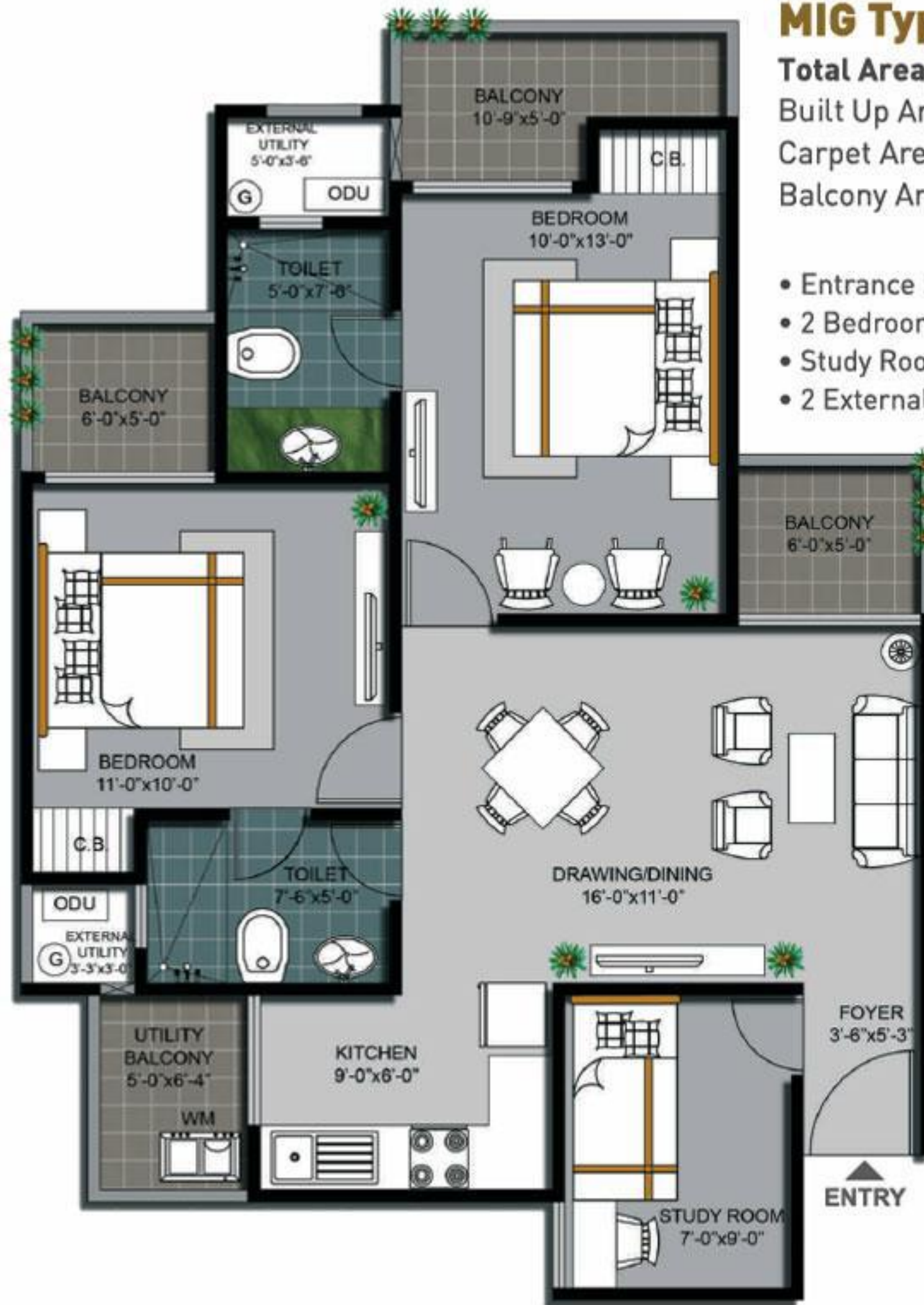
TOWER-D

TOWER-E

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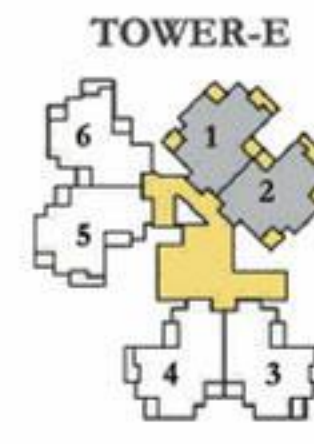
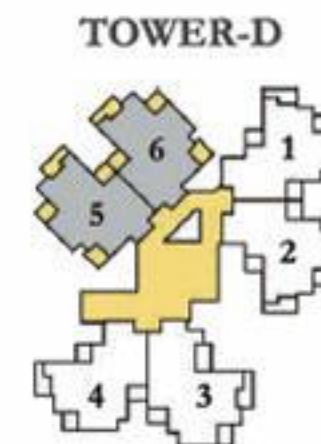
# FLOOR PLAN



## MIG Type - I

**Total Area** : 1120 sq. ft./104.05 sq. mtr.  
**Built Up Area** : 900.26 sq. ft./83.64 sq. mtr.  
**Carpet Area** : 661.77 sq. ft./61.48 sq. mtr.  
**Balcony Area** : 130.89 sq. ft./12.16 sq. mtr.

- Entrance Foyer • Drawing Room/Dining
- 2 Bedrooms • 2 Toilets • Modular Kitchen
- Study Room • 3 Balconies • Utility Balcony
- 2 External Utilities



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# specifications



## DRAWING/DINING ROOM

Floors	Vitrified Tiles
External Doors/ Windows	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings	Tube light, Fan & Modular Electrical Switches
Wall & Ceiling	Wallpaper/Texture paint on one wall and plaster of paris with colors in plastic paint
Internal Doors	Approx 8 feet height hard wood frame with flush door shutter

## MASTER BEDROOM

Floors	Wooden Porcelain Tiles
External Doors/ Windows	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings	Tube light, Fan & Modular Electrical Switches
Wall & Ceiling	Wallpaper/Texture paint on one wall and plaster of paris with colors in plastic paint
Internal Doors	Approx 8 feet height hard wood frame with flush door shutter
Woodwork	Wooden Cupboard with external mica & internal paint

## BEDROOMS

Floors	Vitrified Tiles
External Doors/ Windows	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings	Tube light, Fan & Modular Electrical Switches
Wall & Ceiling	Plaster of paris with colors in plastic paint
Internal Doors	Approx 8 feet height hard wood frame with flush door shutter
Woodwork	Wooden Cupboard with external mica & internal paint

## TOILETS

Floors	Ceramic Tiles
External Windows	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings	*Glass partition in master toilet, Mirror, Std White Chinaware, CP Fittings, tube light & Modular Electrical Switches
Counter	Marble counter in master toilet
Wall & Ceiling	Ceramic Tiles up to door level and above colors in plastic paint.
Internal Doors	Approx 8 feet height hard wood frame with painted flush door shutter

\* Provided only in 1275 sq. ft., 1670 sq. ft. & 1870 sq. ft. total area flats.

Disclaimer: Color and design of tiles, marble, wood etc can be changed for betterment of the product without prior notice as the material availability of same design/pattern cannot be assured by our vendor(s) and certain materials are natural in nature which has the probability of variation. All products such as marble/granite/wood/tiles etc have inherent characteristics of slight variation in texture color, grain variations, cracks and behaviour. Marginal variations may be there during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the company. Applicant/Alottee shall not have any right to raise any objection in this regard.

Garbage shoot provision has been withdrawn from the project due to revision in norms of segregated bulk waste management notified by respective authorities during the construction life cycle of the project. The Garbage shoot provision has been upgraded to automatic waste composting machine as per the revised norms notified by the respective authority.

# specifications



## MODULAR KITCHEN

Floors	Vitrified Tiles
External Doors/ Windows	UPVC/Powder Coated Aluminium glazing or equivalent
Fixtures & Fittings	Granite Top with stainless steel sink, Tube Light, Fan & Modular Electrical Switches
Wall & Ceiling	Dado Ceramic Tiles up to 2'-0" above the slab and over above plaster of paris with colors in plastic paint.
Internal Doors	Open Kitchen
Woodwork	Wooden Cabinets above the slab and modular functional cabinets below the slab.

<b>DRINKING WATER SYSTEM</b>	Individual RO system in each flat
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## BALCONIES

Floors	Ceramic / Porcelain Tiles
Wall & Ceiling	Permanent exterior paint finish

## LIFT LOBBIES/CORRIDORS

Floors	Ceramic Tiles
Wall & Ceiling	Colors in plastic paint

## MAIN ENTRANCE LOBBY

Floors	Vitrified/Ceramic Tiles
Internal Doors	UPVC/Powder Coated Aluminium glazing or equivalent

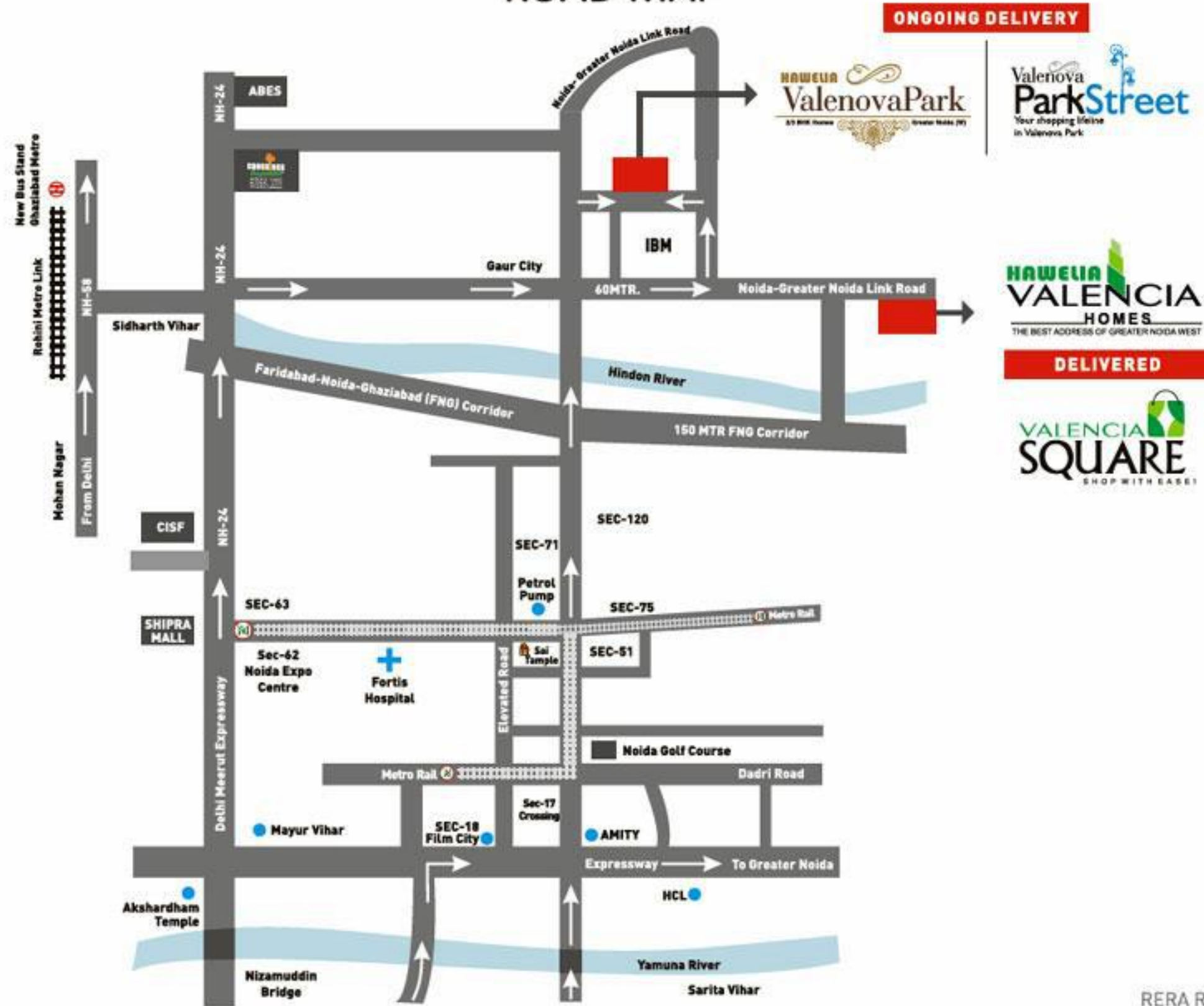
<b>EXTERIOR FINISH</b>	Permanent exterior paint finish.
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<b>SECURITY SYSTEM</b>	3 Tier IP Security system with Intercom Facility
Tier 1	Group Housing Entry Gate Security
Tier 2	Individual Tower Security at Lobby Level
Tier 3	Individual Flat with IP Based system

## MISCELLANEOUS

Networking	Adequate Television and telephone points, Internal direct broadband wiring for internet connection
Elevators	OTIS Lifts with VVVF drive technology for less power consumption up to 40%
Main Entry Door	Flush Door with teak veneer laminated on both sides
Flat Height	Clear 10'-0" (Approx)
Water Supply	Underground and overhead water tank with 24 Hours water supply
Parking Area	Well coordinated Podium & Basement with IN/OUT ramps
Lobby	Visitors lounge at ground level with security

# ROAD MAP



RERA Registration Number: UPRERAPRJ8479

## ENVISIONING BETTER LIFESTYLES

HAWELIA, a leading real estate company, founded in the year 1988 under the leadership of its Founder & Chairman Mr. Rattan Hawelia, distinguishes itself as a veteran in the provision of exceptionally high-quality real estate by exercising the best practices across its services and product development. Hawelia Group is recognized for developing contemporary design in the very best locations of Delhi NCR. The Group has been acknowledged as an organization with a proven track record in developing residential housing for its ever-increasing satisfied clientele. Right from the beginning, the Group is committed to provide high quality and elegant homes to its customers, so that they can enjoy an elevated lifestyle. The business ethics engrafted with trust, quality and commitment has carved the Group's success in this highly competitive space. Homes by Hawelia are always addressed as the family home bequest for generation's to come.

**OVER 32 YEARS**  
OF REDEFINING REAL ESTATE  
SECTOR IN NORTH INDIA

SUCCESSFULLY  
DELIVERED OVER  
**2.0 MILLION**  
SQ. FT. RESIDENTIAL  
AREA

COMPLETED  
**OVER 50**  
LUXURIOUS RESIDENTIAL  
PROJECTS IN GHAZIABAD & DELHI

**OVER 1500**  
HAPPY FAMILIES OWN  
A HAWELIA HOME

OVER  
**1.0 MILLION**  
RESIDENTIAL DEVELOPMENT IN  
PLANNING AND DEVELOPMENT



Office: **Hawelia Builders Private Limited**, Hawelia Valenova Park, Plot No. CP-GH-05A, Sector Techzone-IV, Greater Noida West, Gautam Budh Nagar - 201318, U.P. INDIA

Frontdesk Contact: +91-1204358450, 7065 099970 • Email: [sales@haweliagroup.com](mailto:sales@haweliagroup.com) • Email: [customercare@haweliagroup.com](mailto:customercare@haweliagroup.com)

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