

# **PROJECT REPORT**

The Kingstown Heights



# **THE KINGSTOWN HEIGHTS**

## **Project Report**

By:- M/s. Navraj Township Pvt. Ltd.

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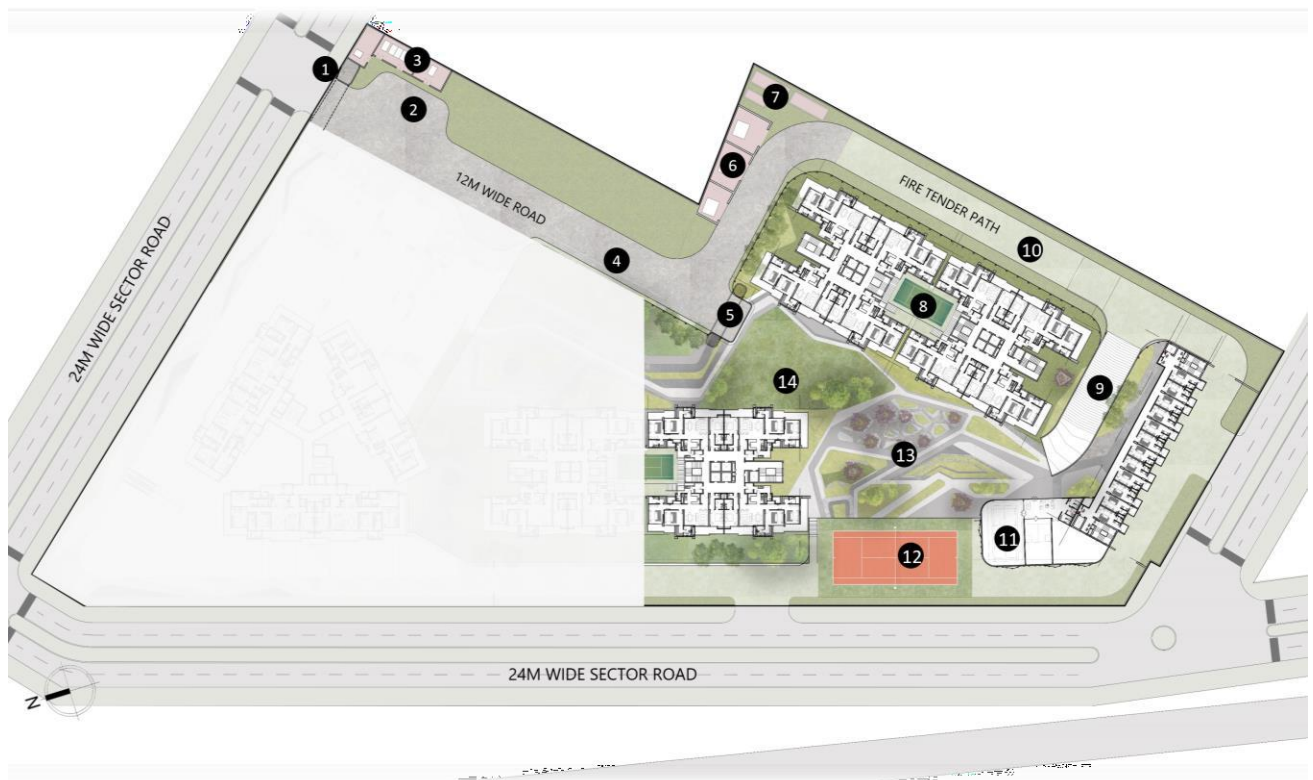
## 1.0 PROJECT INTRODUCTION

M/s Navraj Township Pvt. Ltd. proudly presents *The Kingstown Heights*, a premier group housing development in the heart of Sector 37D, Gurgaon. This extraordinary residential project introduces a collection of opulent high-rise apartments that set a new benchmark for modern living.

Nestled within 6.26 acres of lush, natural landscaping, *The Kingstown Heights* offers a serene escape from the bustle of city life, providing residents with a peaceful yet sophisticated living environment. The gated community is designed to ensure security and privacy while offering high-class amenities, ensuring a lifestyle of unparalleled comfort and convenience.

The project comprises three towering structures, each rising to an impressive 33 stories, complemented by a fourth tower standing at 10 stories. The development features 495 meticulously designed apartments, including spacious 3 BHK blocks with 125 units each, and an EWS block with 120 units.

Surrounded by a densely developed residential area, *The Kingstown Heights* offers the ideal blend of tranquility and connectivity, making it the perfect choice for those seeking a prestigious address in Gurgaon. Experience a life of luxury, convenience, and elegance at *The Kingstown Heights*, where every detail is crafted to exceed expectations.



- |                      |                           |
|----------------------|---------------------------|
| 1 ENTRANCE GATEWAY   | 8 BADMINTON COURT         |
| 2 GOLF CART PARKING  | 9 PODIUM RAMP             |
| 3 METER ROOM         | 10 DRIVEOVER LANDSCAPE    |
| 4 DRIVEWAY           | 11 SPORTS CLUB            |
| 5 STILT ENTRY PORTAL | 12 TENNIS COURT           |
| 6 ESS                | 13 SITOUT/ KIDS PLAY AREA |
| 7 DG                 | 14 PARTY LAWN             |

**AR Figure 1- Proposed site plan**

## 2.0 SITE

### 2.1 DESCRIPTION

A site area of 6.26 acres is to be developed initially for The Kingstown Height. The site sits on an important intersection with 24m wide road on the North and 24m wide road on West. Thus, the site has good road connectivity, which is crucial to the development of any Group housing.

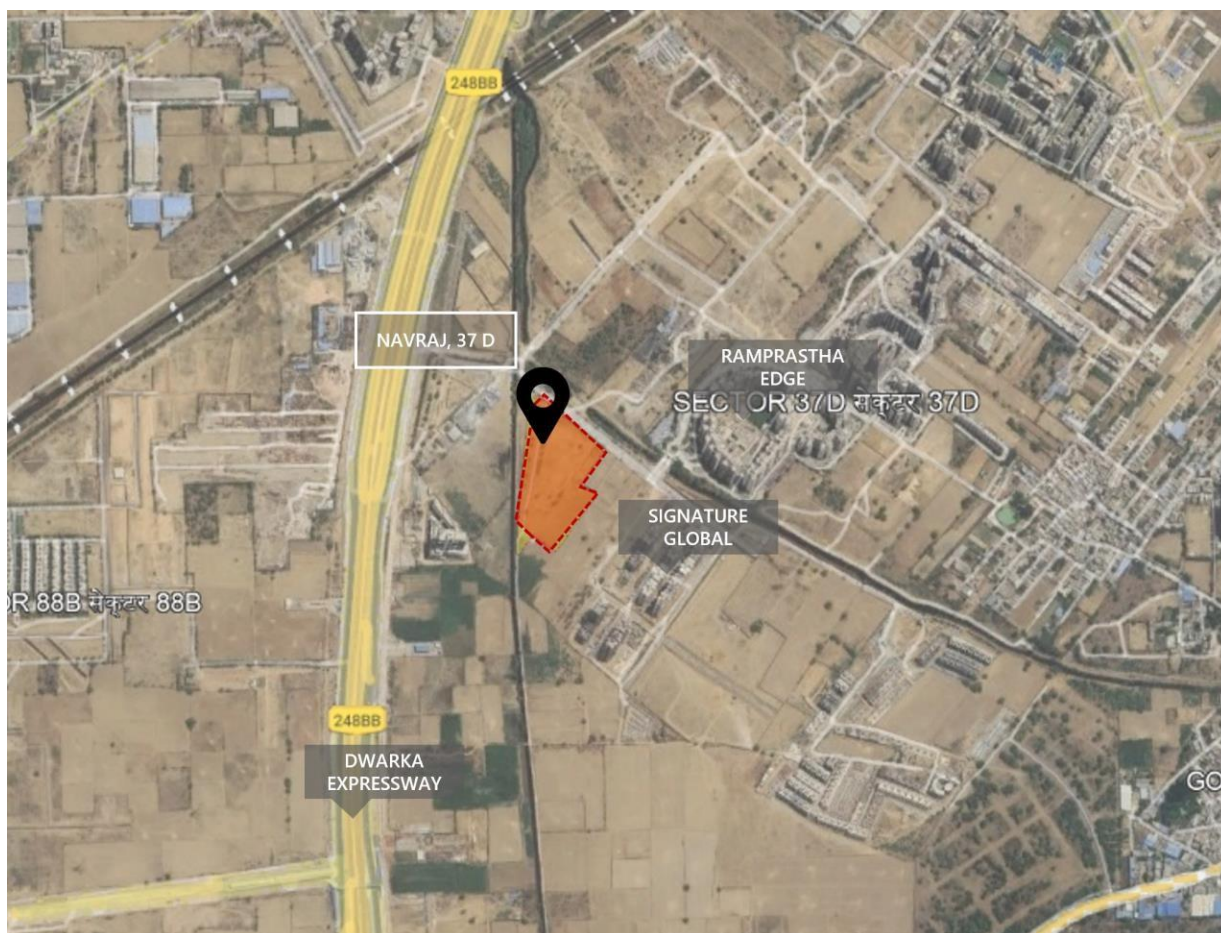


*AR Figure 2- Proposed site zoning*

### 2.2 LOCATION AND CONTEXT

The Kingston Height is situated in premier location adjoining Dwarka expressway. It comes under the jurisdiction of HUDA. The site is surrounded by competitive builder group housing such as Ramprastha egde, Signature Global.





*AR Figure 3-- Site location and context*

## 2.3 SITE SURROUNDINGS



*AR Figure 4-Key plan for site views*



*AR Figure 5- Site surrounding view*



### 3.0 3D VIEW



*AR Figure 6- 3D view of 3BHK blocks*

## 4.0 PROJECT COST

<b>Project Cost - Non Constuction Components</b>		
S.No	Items	Amount (in Lakh)
1	Land Cost including conversion charges and licence fee	Rs. 15285.17 lakh
2	External Development Charges(EDC)	Rs. 2167.29 lakh
3	Infrastructure Development Charges (IDC)	Rs. 307.72 lakh
4	Miscellaneous cost	Rs. 28265.91 lakh
	Total	Rs. 46026.09 lakh

<b>Project Cost - Construction Components</b>		
S.No	Items	Amount (in Lakh)
1	Construction cost of towers	Rs. 60705.87 lakh
2	Construction cost of commercial component	N.A
3	Development works and services cost	Rs. 9089.94 lakh
4	Community buildings (A) cost	N.A
5	Community buildings (B) cost	Rs. 2233.36 lakh
6	Electrification cost upto project site if any	N.A
	Total	Rs. 72029.17 lakh

## 5.0 CONCLUSION

The proposed project has been designed in a sustainable way to have least impact on environment. The project will have overall positive impact in terms of job opportunities during construction phase and infrastructure development during operation phase. It will also enhance the overall aesthetics of the area.