

*The Sea Court*



JAYPEE GREENS

*Another Place . Another World .*

*The voice of the sea...  
...speaks to the soul.  
The touch of the sea,  
is sensuous, enfolding the body  
in its soft, close embrace...*

**Jaypee Greens brings to you The Sea Court... Where the extraordinary is the norm and luxury is the rule**

Stretching over 450 acres of creation - golf courses, spa, residences, commercial, corporate park, entertainment, and nature in abundance. A secured multi generational community nestled within 90% of greens comprising golf courses, lakes and landscaped parks. 197 acre canvas of rolling fairways and greens speckled with 14 shimmering lakes and 88 snow white bunkers.

The legendary Greg Norman 18 hole signature championship golf course - the clubhouse and a well equipped pro-shop.

Set amidst such a landscape, The Sea Court is a unique collection of luxury apartments par excellence

**Come home... come discover yourself....  
Discover a new level of luxury...  
Discover...**



Aerial view of the Golf Course & the Resort from the apartment

... a piece of eternity to be owned



the apartment homes at Jaypee Greens, initiate the creation of modern romance with fusion of innovative uses of water, stone and greens



14 lakes and water bodies offering flora and fauna to Jaypee Greens

...a canvas blending light, shadow  
and contours



Enriching health experiences for the families at dedicated fitness centres, children parks, mazes, lakes and  
feature gardens, in abundance.



An exclusive boutique resort nestled in lush greens

... the hidden treasure of luxury



Each tower consists of an efficient mix of apartments ranging from 1400 sq. ft. to 3300 sq. ft. and approx. 4200 sq. ft. penthouses.



An evening view of the 18 hole Greg Norman designed Signature Championship Golf Course

...a legacy to be enjoyed for generations to come



Each floor consists of three apartments, originating from the generous central lobby and flowing into different directions. The central axis acts as the core around which the spaces are converted into homes.



A rendered view of the Sea Court

...the reflection of your decision to choose excellence



The apartments offer proportioned spaces adapted to modern needs. The traditional format of separating the different domestic functions into lounge, dining, etc. is respected but at the same time modified. The result is a special atmosphere set off by the interplay between the materials used, the spatial proportions and light

Golf Course



Typical Floor Plan

Golf Course



Typical Floor Plan with Loft Level I

Golf Course



Typical Floor Plan with Loft Level II

Golf Course



Typical Penthouse Floor Plan

Golf Course



Typical Duplex Penhouse Level I Floor Plan

Golf Course



Typical Duplex Penhouse Level II Floor Plan

## The Sea Court: Unit Level Specifications

<b>INTERIORS</b>	
<b>Living, Dining, Foyer</b>	<ul style="list-style-type: none"> <li>■ Flooring in Imported Beige Marble/ Solid wood plank flooring (Cumaru, Teak, Merbau or equivalent)</li> </ul>
<b>Bedrooms, Family Lounge</b>	<ul style="list-style-type: none"> <li>■ Solid wood plank flooring in Cumaru, Teak, Merbau or equivalent</li> <li>■ 7' high laminated wooden wardrobe in bedrooms</li> </ul>
<b>Bathrooms, Powder Room</b>	<ul style="list-style-type: none"> <li>■ Spanish vitrified tiles in flooring</li> <li>■ Imported tiles in walls till 7ft height in shower area and 3 ½ feet in other areas. Balance painted in acrylic emulsion paint</li> <li>■ Frameless glass shower enclosure with SS hardware</li> <li>■ Imported Fittings of TOTO, Kohler or equivalent</li> <li>■ Imported Fixtures Grohe or equivalent</li> <li>■ Toilet hardware including toilet paper holder, jet sprays, door hooks and towel rods</li> <li>■ His-and-her vanity</li> </ul>
<b>Kitchen/Utility</b>	<ul style="list-style-type: none"> <li>■ Imported Anti-Skid ceramic tile flooring</li> <li>■ 2 ft high dado above counter in decorative ceramic tiles</li> <li>■ 25 mm Granite counter top and back splash</li> <li>■ Piped gas supply</li> <li>■ Modular kitchen in stainless steel and laminate with appliance package:               <ul style="list-style-type: none"> <li>○ Clothes washer</li> <li>○ Dryer</li> </ul> </li> </ul>
<b>Wall Treatments</b>	<ul style="list-style-type: none"> <li>■ Acrylic emulsion/ Texture paint on walls with POP Cornice in ceiling</li> </ul>

<b>Doors and Windows</b>	<ul style="list-style-type: none"> <li>■ External:           <ul style="list-style-type: none"> <li>○ Anodized aluminum frames with glazed shutters</li> </ul> </li> <li>■ Internal:           <ul style="list-style-type: none"> <li>○ Teak wood paneled doors</li> </ul> </li> </ul>
<b>Balconies</b>	<ul style="list-style-type: none"> <li>■ Terracotta tiles with red Sandstone skirting</li> </ul>
<b>Worker Room</b>	<ul style="list-style-type: none"> <li>■ Tile flooring</li> <li>■ Dry distemper on cement plastered walls</li> </ul>
<b>Worker Toilet</b>	<ul style="list-style-type: none"> <li>■ Ceramic tile flooring and wall treatment</li> </ul>
<b>SERVICES</b>	
<b>Air Conditioning</b>	<ul style="list-style-type: none"> <li>■ Split air-conditioning system in each bed room / drawing room</li> </ul>
<b>Water Supply</b>	<ul style="list-style-type: none"> <li>■ Pressure controlled pressurized water supply system</li> </ul>
<b>Electrical</b>	<ul style="list-style-type: none"> <li>■ First quality electrical wiring with modular switches and ELCB controls on all circuits</li> </ul>
<b>Fire Security</b>	<ul style="list-style-type: none"> <li>■ Integrated fire alarm system</li> <li>■ Sprinklers</li> </ul>
<b>Communication</b>	<ul style="list-style-type: none"> <li>■ WI-Fi enabled</li> <li>■ Pre-wired for telephone and cable television in all rooms</li> <li>■ Intercom connecting to the concierge desk, security office, health club &amp; parking</li> </ul>
<b>Security</b>	<ul style="list-style-type: none"> <li>■ Access control cards for each apartment</li> <li>■ CCTV in entry lobby of tower and in basement lobbies</li> </ul>
<b>COMMON AREAS</b>	
<b>Lobby</b>	<ul style="list-style-type: none"> <li>■ Combination of exclusive stones in flooring</li> <li>■ Acrylic emulsion/ Texture paint on walls with POP Cornice in ceiling</li> <li>■ Decorative double door at ground floor lobby entrance &amp; fire doors in basement</li> </ul>

## Product Level Specifications

- Health Club with
  - Swimming pool and change rooms
- Entertainment Area including
  - Private dining space
  - Games Room for indoor games
  - Café/Convenio
- Children friendly play areas
- 24 hr Concierge services\*
  - Secretarial services
  - Business center and meeting rooms
  - Housekeeping services
- Centrally monitored facility management services: including on call Internal services\*
- Access to the integrate sports complex with international standard facilities and professional coaches\*:
  - Soccer
  - Basketball
  - State-of -the-art gymnasium
  - Hockey
  - Tennis Squash
  - Olympic sized swimming pools
- Access to the resort spa\*:
  - Cardiovascular and strength training programs
  - One-on-one personal training
  - Aromatherapy
  - Revitalization facial treatments
  - Fitness and body composition counseling
  - Yoga relaxation classes
  - Swedish massage
- Rain water harvesting at the entire project level
- Environment friendly waste management system

## A Beautiful Reality...

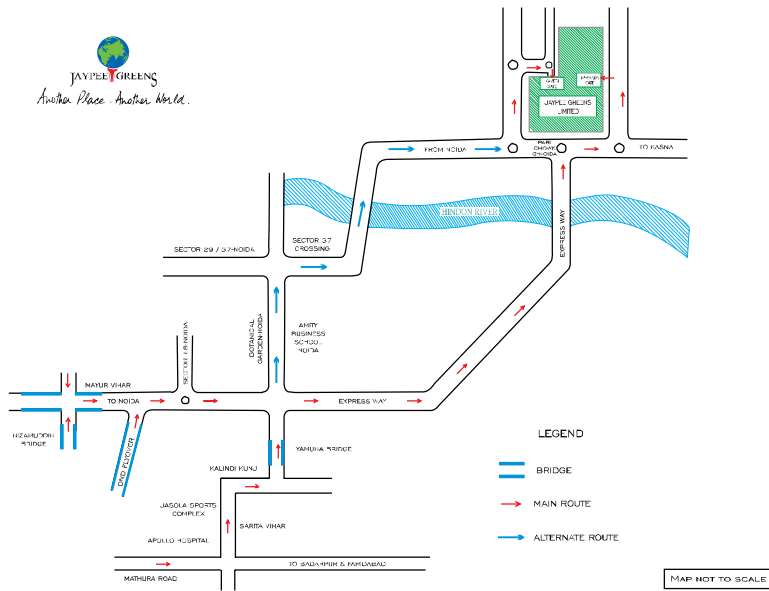
*where you love the whole tree, the shapely branch, the tender & wither leaf, the falling petal, the flight of birds and white moths dancing on the wings of fire into the enticing night. The splendid shadow of full love ... in the scenery, the people and the environment.*

*Life in its fullness... knows no decay.*

Incorporating the ideas of the world renowned architects & design firms the layout plan has been evolved with the following features:

- Developed by one of country's leading corporate houses - Jaypee Group.
- Stretching over 450 acres of nature - golf course, residences, resort, spa, integrated sports complex, nature reserve lakes and landscaped parks.
- 18 hole Greg Norman signature championship golf course. Spread over 197 acres, it is the longest course in India at 7,347 yards with 88 bunkers and 14 waterbodies.
- Golf Academy with a well equipped Pro Shop.
- A luxurious golf club and resort.
- First of its kind golf centric real estate development in India.
- A cluster of limited exclusive residential units.
- A secure multi-generational community nestled in nature.
- An integrated sports complex spread over 115 acres.
- 60-acre nature reserve with a variety of theme parks and lakes.
- Outside environment control in terms of landscaping, cleanliness and maintenance of roads, rotaries and boulevards within the property.

## Way to Jaypee Greens



The drive to Jaypee Greens is 25 minutes from New Friends Colony, 35 minutes from South Extn., 50 minutes from Vasant Vihar, 50 minutes from Connaught Place.

## The Creative Force

### Arcop Associates

Originally founded in Montreal in the early 50s, Arcop Associates began its presence in India in early 70s through the office of world-renowned Montreal based architect Mr. Ramesh Khosla. His credits include the Mughal Sheraton in Agra, the Centrum in Los Angeles and Jaypee Palace, Agra.

### Shiban Ganju Associates

Shiban Ganju Associates have been majorly involved with designing number of hospitals, commercial buildings, Institutional buildings, hotels, township development, homes and offices. Some of the Shiban Ganju Associates projects handled are Master Plan of the Township at Shambupura for Grasim Industries Ltd, and Hotel Residency Manor Mussoorie for JaiPrakash Industries.

### Greg Norman

Greg Norman, also known as the White Shark, established Greg Norman Golf Course Design Company in 1987 in Sydney, Australia. Since then, the company has grown into one of the leading golf course design companies in the world. Norman's hands-on approach is invaluable to the design process given his more than 25 years of playing professionally on a global basis. He employs this experience into each of his designs, with a goal of creating tournament-quality golf courses while maintaining an enjoyable sense of playability for players of all skill levels, as well as maintaining constant touch with nature.

### Belt Collins & Associates

In January 1953, Belt Collins & Associates was incorporated in Honolulu as a consulting civil engineering and planning firm by Robert M Belt and Water K Collin. Adapting to evolving client needs, Belt Collins has added services to compliment its engineering and planning techniques. Beginning with the addition of landscape architecture in 1960 and golf course architecture in 1980, the company has grown from two man organisation to one employing over 200 people.

### Sujata Kohli & Associates

Is an established firm of landscape & Environment Planners and Architects with office in Rajouri Garden, New Delhi. The company provides specific services required by clients for site layouts, site grading, external services and overall site management with respect to the existing features and topography.

## The Lineage

Jaypee Group is a well-diversified infrastructural and industrial Group with a turnover of over Rs. 3500 crores.

- Jaiprakash Associates Limited is the flagship company of the Group and an acknowledged leader in construction of river valley and hydropower projects. The Company has been assigned "CR 1" grade by ICRA Ltd. indicating Very Strong Contract Execution Capacity with best prospects of timely completion of projects without cost overruns, etc. The Company has the unique distinction of simultaneously executing 13 hydropower projects spread over 7 states and Bhutan to generate 10,290 MW of power.
- The Company has a cement production capacity of over 7 million tons per annum in and around Madhya Pradesh and is setting up a large integrated cement plant in Himachal Pradesh.
- Jaiprakash Hydropower Limited commissioned its 300 MW Basp-II Private Hydro-Power Plant in Himachal Pradesh in June 2003.
- Jaiprakash Power Ventures Ltd. is implementing 400 MW Vishnu Prayag Private Hydroelectric Power Project in Uttarakhand, scheduled for commissioning in 2006.
- Jaypee Karcham Hydro Corporation Limited has commenced works on the 1,000 MW Karcham Wangtoo Hydroelectric Project in Himachal Pradesh.
- Jaypee Ventures Limited, the design and engineering organization of the Group has been assigned "CT 1" grade by ICRA Ltd. indicating very strong Project Engineering / Project Management Capacity with highest prospects of good technical design services etc.
- Jaypee Hotels Ltd., operates one 5 star and three 5 star deluxe hotels in New Delhi, Agra and Mussoorie.
- JIL Information Technology Ltd. is the InfoTech arm of the Group.
- Jaypee Sewa Sansthan, a 'not for profit' Trust, is the service wing of the Group with emphasis on education at all levels of the learning curve.