



CHD RESORTICO

CHD Developers Limited was established in 1990 to respond to the growing need for quality housing and commercial space in India, specially in Delhi NCR. The company's first foray into commercial real estate development was initiated in 1990, followed by diversification into residential projects post-1998. Recognizing the growing trend of evolving aspirations in Tier-II cities, the company then ventured into township development. Since then, the group has consolidated its position as a leading real estate developer of the country. Today, CHD Developers Ltd. is justifiably proud of its track record, having created state-of-the-art residential townships, apartments, commercial complexes and restaurants that speak volumes of its dedication to excellence as well as its ability to provide cost-effective and holistic solutions to its clients.

LOCATION

Sector 34, Sohna,
South of Gurgaon.

AREA

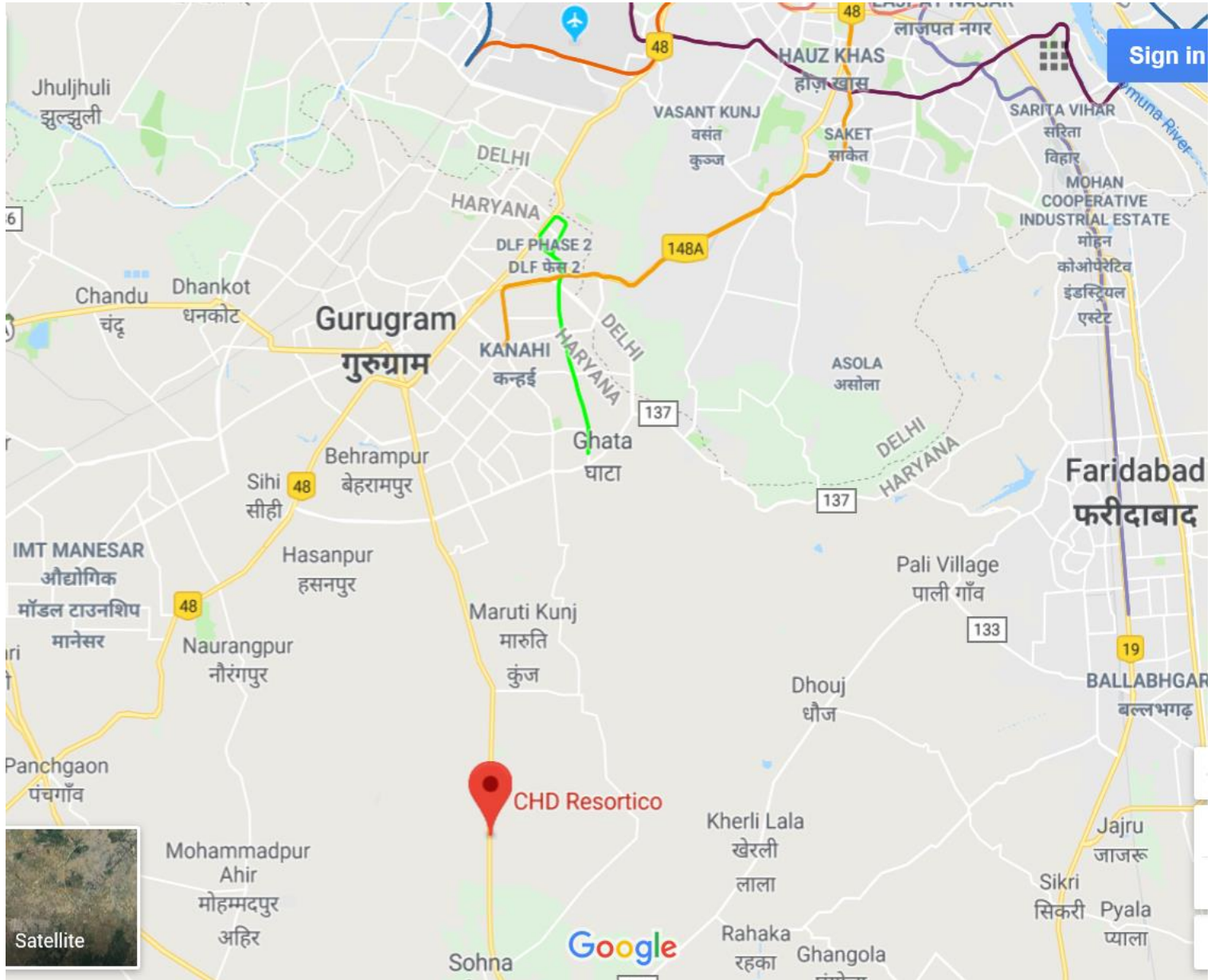
10 Acres

SIZE

709 sqft. onwards

Experience an unmatched Mediterranean style resort life in sector 34, Sohna, South of Gurgaon, created around 1 BHK smart Studio Apartments each and every day of the year where one can relish the glory of Mediterranean icons like corner clock towers, special exterior colours and cobble streetscapes. Imagine a blissful life where you come home to the sandy beaches, warm blue skies and all the luxuries of a resort one could wish for, and that too, 24x365. Imagine a life where you do not go out to unwind, but all those luxuries come to you, to soothe you with peace and tranquillity, that you always desired.

CHD Resortico is packed with facilities and amenities like Lounge, Swimming Pool, Pool Deck, Gym, Spa, Restaurant, Bar, Billiards room, Yoga-Meditation-Dance-Aerobics room, Kids' Room, Business Centre, Library, Pool-side Dining, Shopping Arcade, Cafes, Jogging track, Grand Chess, Hammock areas, Reading corners, beautifully Landscaped Green belt, Putting greens, Discovery Park, Picnic area, paved Plaza, open-air Theatre et cetera.



Y is this a 1&only unique concept of living?

Y Suites is a unique Smart Living Social Hub with 1 BHK serviced suites and retail, commercial and entertainment spaces. It is a one-of-its-kind development that recognizes the need of today's generation and is designed to be an 'Always On' social hub balancing natural living on one side & premium suite living on the other. Having a commercial licence enables the proud owner to opt for a home or to set up an office without any hassle. The suites come with 24x7 services supported by smart and safe features.

Enjoy life in a young, youthful, vibrant and a vivacious living hub with every conceivable service and facility at Y Suites. And, why not? After all, you deserve the best!

Live Just the Way You Want To. Why Not?!

Choose from YOLO and Vanilla Y Suites:

Vanilla: Premium Air-conditioned, Finished Smart Suites

Yolo: Furnished Smart Suites with voice enabled, smart living features

PROJECT FEATURES

Ecology, Air, Water and Sunlight Friendly. Why Not?!

- Thousands of Oxygen emitting plants and trees in lush green and eco-friendly development
- Golf carts for movement within
- Water, energy conservation and waste management process & protocol
- Solar energy harnessing to advantage
- Green ecological park with Lily Pond and Orchard
- Charging stations for hybrid and electric cars
- Water Softener

Wellness and Recreation is Your Right. Why Not?!

- Walking & Jogging tracks
- Cycling tracks
- Badminton
- Basketball
- Open Chess
- Reflecting Pool & Yoga deck
- Adventure Sports
- Rain Dance pavilion
- Rooftop gyms
- Cricket pitch
- Golf Putting
- Terrace relaxing zones

Safety and Condominium Pride is What You Love. Why Not?!

- Premium Member, British Safety Council
- 3 tier safety protocol
- Building Management Services & Wi-fi enabled living
- World class elevators with ARD & UPS
- Mist air system on terraces and important vantage locations
- Amphitheatre
- Jumping fountain
- Kids play area
- Shuttle service
- 24x7 valet parking
- Car wash facility
- Drivers' and maids' lounge

Eat, Drink and Be Merry! Why Not?!

- Terrace Resto bar
- Open cafés
- Private Dining Area for subscription based buffet meals
- A retail area with: Delhi's top 20 specialty street food brands, pub, brewery & cigar lounges

Special Pay per Use Services Especially for You. Why Not?!

- Housekeeping services
- Butler/chef/driver on call
- Spa/masseur on call
- Laundry/shoe polishing services
- Cake/ flowers/courier on call
- Dentist on campus
- Doctor on call
- Concierge services
- Language interpreter

Extraordinary Clubbing is Important for You. Why Not?!

- Sandy beach pool
- Kiddie's pool
- Pool deck & bar
- Well-equipped gym with changing rooms
- Spa
- Yoga, dance & aerobics room
- Badminton
- Restaurant & bar
- Café lounge
- Kids' room
- Business centre with library
- Terrace banquet
- Board game room with Table Tennis, Pool Table, Foosball
- Card room
- Guest rooms

Nothing's Too Far. Why Not?!

- ATMs & Bank
- Supermarket
- Fashion
- Gaming zone
- Fitness centre
- F & B outlets
- Pharmacy
- Salon
- Clinic
- Pet clinic



CHD Resortico is now being revitalized as CHD Y Suites

Why is YOLO the perfect one for you?

YOLO Smart Suites Specifications

| Area | Particulars | Description |
|------------------------|--|---|
| Living/ Dining room | Flooring | Vitrified Tiles |
| | Wall finish | Plastic Emulsion paint in approved shade |
| | Equipment | 46" LED TV |
| Bedroom | Furniture | 3-seater sofa set with center table, food/bar counter, 2 chairs |
| | Flooring | Laminated wooden flooring |
| | Wall finish | Plastic Emulsion paint in approved shade |
| Lift Lobby | Cupboard | Modular wooden cupboard |
| | Furniture | Bed with storage & mattress, bedside tables |
| Kitchen | Flooring | Indian marble/vitrified tiles |
| | Wall finish | Combination of Plastic Emulsion paint and stone/tiles |
| Doors | Flooring | Vitrified tiles |
| | Dado | Ceramic tiles till 600 mm. above the counter slab, rest painted with Plastic Emulsion paint |
| | Fittings | Modular kitchen with hob and chimney of make Faber or equivalent, S.S. sink with drain board |
| | Fixtures | Single lever C.P. fittings, 3 litre instant geyser; garbage treatment emulsifier with garbage segregation bins |
| | Equipment | Refrigerator (335 litres) of make Samsung or equivalent Microwave, washing machine with dryer of make Samsung/IFB or equivalent, RO |
| | Main Entry Door | Engineered wood, polished door frame and shutter with architrave and hardware; Digital/electronic lock |
| Toilet | Internal door | Seasoned hardwood door frame with enamel painted flush/moulded skin door shutter with hardware |
| | External Glazings | Anodised aluminium doors & shutters with best quality hardware and plain glass |
| Balcony | Flooring | Combination of one or more anti-skid ceramic tiles |
| | Walls | Combination of one or more ceramic tiles upto 2100 mm high |
| Windows | Sanitaryware & C.P. fittings | Matching wash basin & wall mounted WC, single lever C.P. fittings of make Kohler or equivalent, with rain shower |
| | Fixtures | 25 litre geyser & exhaust fan; toilet mirror & vanity |
| Air Conditioning | Flooring | Anti skid ceramic tiles |
| | Walls | Exterior paint of approved shade |
| Smart Home | Windows | Anodised aluminium with sliding/casement panels & hardware |
| | Air Conditioning | 1.5 T split AC in living room of make Daikin or equivalent 1 T split AC in bedroom of make Daikin or equivalent |
| Electrical | Provision of drain and defined route for condensation pipe and dedicated space for outdoor units | |
| | Smart Home | Voice enabled control of lights, TV, AC, fans, geysers, curtain motors; Video door phone, IP camera, gas sensor, panic alert with hooter and child tracking system; Fiber To The Home with high speed internet & cable services provided by renowned service provider/(s) |
| Electrical | Electrical | All electrical wiring in concealed conduits, provision for adequate light & power points, telephone & TV outlets in living/dining & bedroom; modular switches & MCBs Intercom facility with instrument; fans, chandelier, LED lights Curtain motor |

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Why a Vanilla for you?

Vanilla Suites Specifications

| Area | Particulars | Description |
|------------------------|--|---|
| Living/ Dining room | Flooring | Vitrified Tiles |
| | Wall finish | Plastic Emulsion paint in approved shade |
| Bedroom | Flooring | Laminated wooden flooring |
| | Wall finish | Plastic Emulsion paint in approved shade |
| | Cupboard | Modular wooden cupboard |
| Lift Lobby | Flooring | Indian marble/vitrified tiles |
| | Wall finish | Combination of Plastic Emulsion paint and stone/tiles |
| Kitchen | Flooring | Vitrified tiles |
| | Dado | Ceramic tiles till 600 mm. above the counter slab, rest painted with Plastic Emulsion paint |
| | Fittings | Modular kitchen with hob and chimney of make Faber or equivalent, S.S. sink with drain board |
| | Fixtures | Single lever C.P. fittings; 3 litre instant geyser; garbage treatment emulsifier with garbage segregation bins |
| Doors | Main Entry Door | Seasoned polished hardwood door frame with shutter and hardware; Digital/electronic locks |
| | Internal door | Seasoned hardwood door frame with enamel painted flush/moulded skin door shutter with hardware |
| | External Glazings | Anodised aluminium doors & shutters with best quality hardware and plain glass |
| Toilet | Flooring | Combination of one or more anti-skid ceramic tiles |
| | Dado | Combination of one or more ceramic tiles upto 2100mm high |
| | Sanitaryware & C.P. fittings | Matching wash basin & wall mounted WC, single lever C.P. fittings of make Kohler or equivalent |
| Balcony | Fixtures | 25 litre geyser & exhaust fan |
| | Flooring | Anti skid ceramic tiles |
| Windows | Walls | Exterior paint of approved shade |
| | Windows | Anodised aluminium with sliding/casement panels & hardware |
| Air Conditioning | Air Conditioning | 1.5 T split AC in living room of make Daikin or equivalent 1 T split AC in bedroom of make Daikin or equivalent |
| | Provision of drain and defined route for condensation pipe and dedicated space for outdoor units | |
| Electrical | Electrical | All electrical wiring in concealed conduits, provision for adequate light & power points, telephone & TV outlets in living/dining & bedroom; modular switches & MCBs Intercom facility with instrument |

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CHD Resortico is now being revitalized as CHD Y Suites

Why Classic is a Classic?

Classic Specifications

| Area | Particulars | Description |
|------------------------|------------------------------|--|
| Living/ Dining room | Flooring | Vitrified Tiles |
| | Wall finish | Oil Bound Distemper |
| Bedroom | Flooring | Laminated Wooden Flooring |
| | Wall finish | Oil Bound Distemper |
| Lift Lobby | Flooring | Indian Marble/Vitrified Tiles |
| | Wall finish | Upgraded to combination of Plastic Emulsion paint and Stone/tiles |
| Kitchen | Flooring | Vitrified Tiles |
| | Dado | Ceramic Tiles till 600 mm. above the counter slab, rest painted with Oil Bound Distemper |
| | Fittings | Granite counter with S.S. sink Single lever C.P. fittings; provision for geyser |
| Doors | Main Entry Door | Seasoned polished hard wood door frame with shutter and hardware. |
| | Internal door | Seasoned hardwood frame with enamel painted flush/moulded skin door shutter with hardware |
| | External Glazings | Anodised aluminium doors & shutters with best quality hardware and plain glass |
| Toilets | Flooring | Combination of one or more anti-skid ceramic tiles |
| | Dado | Combination of one or more ceramic tiles upto 2100 mm. high |
| | Sanitaryware & C.P. fittings | Matching wash basin & wall mounted WC, single lever C.P. fittings |
| | Fixtures | Provisions for geyser & exhaust fan |
| Balcony | Flooring | Anti skid ceramic Tiles |
| | Walls | Exterior paint of approved shade |
| Windows | | Anodised aluminium with sliding/casement panels & hardware |
| Air Conditioning | | Provision of drain and defined route for condensation pipe and dedicated space for Outdoor units |
| Electrical | | All Electrical wiring in concealed conduits, provision for adequate light & power points, Telephone & TV outlets in Living/dining & bedroom; Modular switches & MCBs |

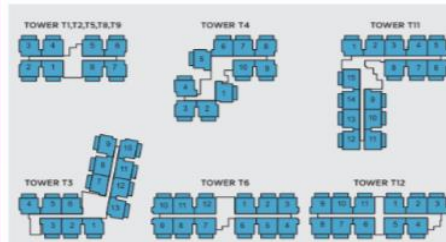


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Why this suite is perfect for you!



Artistic Impression



| One Bedroom Suite | |
|---|---|
| Towers - T1, T2, T3, T4, T5, T6, T8, T9, T11, T12 | |
| Bedroom | : 10'0" X 10'11" |
| Living & Dining | : 10'0" X 11'9" |
| Kitchenette | : 12'7" X 6' |
| Toilet | : 5'7" X 6'6" |
| Balcony | : 16'0" X 5'0" |
| Carpet Area | 351.59 Sq. Ft. 32.664 Sq. Mtr. |
| Balcony Area | 80 Sq. Ft. 7.31 Sq. Mtr. |
| Super Area | 709 Sq. Ft. 65.867 Sq. Mtr. |

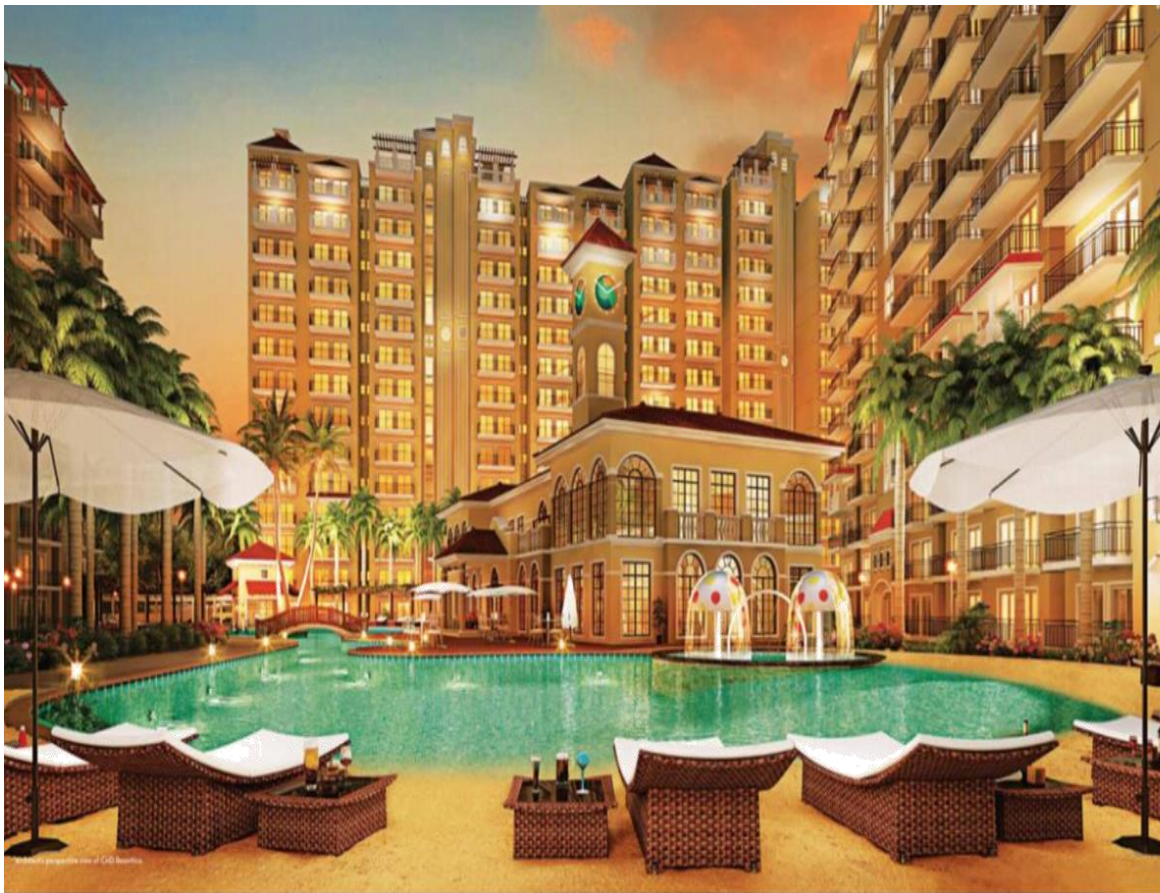
Inclusions as specified for respective unit type shall only form part of the offering. 1 sq.ft. = 0.0929 sq.mtr





- LEGEND:**
1. SITE ENTRY
 2. SITE EXIT
 3. ENTRANCE PLAZA
 4. PLAZA FOUNTAIN
 5. PALM ARRIVAL COURT
 6. SHOPPING ARCADE
 7. EL JARDIN COURT
 8. CLUB
 9. SITOUT AREA
 10. SWIMMING POOL
 11. POOL BAR
 12. SUN DECK
 13. BEACH EDGE
 14. SANDY DECK AREA
 15. KIDS' POOL
 16. KIDS' PLAY AREA
 17. SHOWER GAZEBO
 18. LEISURE COURT
 19. SITOUT LOUNGE
 20. GRAND CHESS
 21. READING NOOK
 22. HAMMOCK AREA
 23. MEDITERRANEAN GARDEN
 24. LANDSCAPE LAWN
 25. LEISURE WALK
 26. PROMENADE
 27. SITTING ENCLAVE
 28. YOGA & MEDITATION LAWN (PHASE II)
 29. OUTDOOR FITNESS PARK (PHASE II)
 30. LILLY POND
 31. FOUNTAIN (PHASE II)
 32. JOGGING TRAIL
 33. DISCOVERY PARK
 34. FESTIVAL / PICNIC LAWN
 35. PUEBLO SQUARE
 36. KIOSKS
 37. OPEN AIR THEATRE
 38. TOWER DROP OFF
 39. GOLF PUTT AREA
 40. OFFICE BLOCK (PHASE II)
 41. RAMP
 42. SECURITY CHECK POINT
 43. DRIVEWAY
 44. PARKING
 45. TERRACE RESTO BAR
 46. REFLECTING POOL & YOGA DECK (PHASE II)
 47. ADVENTURE SPORTS
 48. CYCLE TRACK
 49. HERB GARDEN
 50. ORCHARD
 51. SITTING ALLEY
 52. BADMINTON COURT
 53. HALF BASKETBALL COURT
 54. RAIN DANCE
 55. GOLF CART BAY
 56. CRICKET PITCH
 57. SHUTTLE SERVICE BAY
 58. TERRACE OPEN AIR GYM


DISCLAIMER: This proposed site plan is for the entire 10.025 acres. Building Plans currently approved for 8.37 acres of land. Area pending for approval has been demarcated. Towers offered for allotment have been highlighted in pink. Development of facilities and services shall be undertaken in a phase-wise manner.



24 x 365 - AQUA LIFE
 Enjoy the calm of the blue hues

AQUA LIFE
 Besides, you very soon escape to a Mediterranean world, a relaxing resort life when you sit read in the one of its best leisure Area Club. Walk a central pool bar cater to a sandy beach pool with outdoor cabanas on one side and a regular pool on the other. These water bodies along with other world class club features come together to give you an unmatched experience and create a picture perfect destination.

Features:
 - Beach Resto-Bar - Kids Pool





At CSD Residences, we have spent painstaking writing pathways, including leisure, vibrant, swimming, dining and an expansive beach life pool. Where you lounge under a chaise, get glorious tan on the sunbathers, walk in the ocean blue waters or walk with your feet in the sand.

Experience an unparalleled Mediterranean resort life situated around 1.5km from central apartment.

LIVE. WORK. REJUVENATE.








24 x 365 – CLUB LIFE
A venue of boundless beauty and tranquility

CLUB LIFE

Cherishing the water swimming pool and exquisite leisure, the private club indulges you in going to your evenings, festive events or have a gala time with the residents, we think you will get the best experience that makes life and paradise.

Club Features:

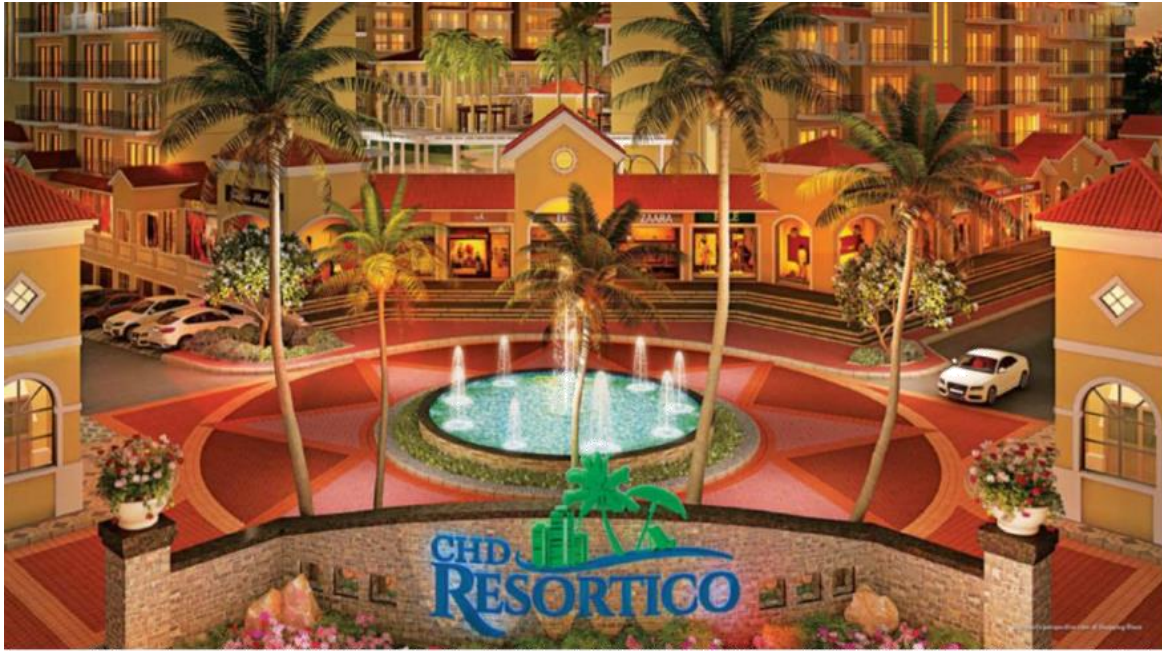
- Exclusive Lounge + Swimming Pool + Pool Deck + Spa + Gym
- Restaurant & Bar + Billiards Room + Regio-Club & Amusement Room
- Kids Room + Business Center with library + Road Side Dining



24 x 365 MEDITERRANEAN LIFESTYLE
A lifestyle as unique as you.

Since typical Mediterranean architecture, CSD Residences follows thematic design with classical motifs. Based on a rectangular floor plan and symmetrical primary façades, here open arches allow for breezes to flow freely through the facade and corridors. Stucco walls, red tiled roofs, arched designs, wrought iron balconies with window grilles, and articulated door surrounds make your home a great vacation resort.

Find the glory of Mediterranean more like corner club houses, special interior colors and subtle decorations without going out of CSD Residences.



24 x 365 – HIGH STREET LIFE

Creates seamless arrival as the destination




HIGH STREET LIFE

Smart life is all about perfect use convenience. And we have tried to provide you the best with a shopping alley right below your beautiful apartment. The Shopping arcade stretches elegantly across the ground level. It is designed to enhance the shopping experience with well brand retail premises.

Features:

- Shopping Arcade/ Open Office






24 x 365 – ACTIVE LIFE

A plethora of choices to keep you physically fit and mentally agile.

Features:

- Jogging track • Street Class • Chessboard Area • Reading Room • Open 24 Hr Lounge




24 x 365 – A SERENE GREEN LIFE

Bring an invigorating green landscaping theme to a residential block to rejuvenate modern. The lush and healthy greenery helps refresh the body and Calm the Mind. Spend your evening in Public Square, strolling up with your friends while enjoying the lush surroundings or enjoy quality time with your family at the green zone.

Also, 24 Hr Club in the presence of Open Office, 24 Hr Gymnasium.

Features:

- Jogging track • Street Class • Chessboard Area • Reading Room • Open 24 Hr Lounge



24 x 365 – LEISURE LIFE
 A place for taking the time and making it yours

Whether while you relax on your bed for the day, being that your life is your own. Spending a quiet evening in between the city, with work and leisure. Spending the day with family, friends or a Mediterranean theme, with a view of the city, inside dining and evening treats with performance areas to attract.

Facilities:
 • Open Club • Food Store • Open Air Theatre



SERVICED APARTMENTS



24 x 365 – SMART LIFE
 Smart and contemporary Serviced Apartments

Smart Serviced Apartments for the young and style. Designed to be comfortable and convenient these apartments are well furnished with ample lighting. The apartment will be a perfect setting for those who like to live a fast paced life, surrounded by all the modern amenities.



CHD RESORTICO ENTRANCE

PERFECTLY LOCATED RESORT LIFE

Far from the pollution and urban noise, CID Resortica is a short drive from Gurgaon towards the picturesque serenity of Sohna. It is located amid simple green and clusters of flowers and shrubs facing the Aravalli, posing as the perfect lifestyle location.

LOCATION MAP

Located at Sohna, Gurgaon, CID Resortica is perfectly suited for those who want a serene lifestyle with the utmost convenience.

- 30 mins from IGI Airport
- 15 mins from Huda Metro Station
- 15 mins from Farid/Haryana Hospital
- 30 mins from Mall & Multiplex



*Not to scale

UNIT PLAN

SALEABLE AREA - 65.87 SQ.MT



SITE PLAN



FACILITIES LEGEND

- 1 SITE ENTRY
 - 2 SITE EXIT
 - 3 ENTRANCE PLAZA
 - 4 PLAZA FOUNTAIN
 - 5 RAIN JUMPING COURSE
 - 6 SHOPPING ARCADE
 - 7 ST. JEROME COURT
 - 8 RESORTICA CLUB
 - 9 S-TOUT AREA
 - 10 SWIMMING POOL
 - 11 POOL BAR
 - 12 SUN DECK
 - 13 BEACH EDGE
 - 14 SANDY DECK AREA
 - 15 KIDS POOL
 - 16 KIDS PLAY AREA
 - 17 SHOWER GAZARDO
 - 18 LEISURE COURT
 - 19 S-TOUT LOUNGE
 - 20 GRAND CHAIRS
 - 21 BEADING HOOK
 - 22 MANHOLES AREA
 - 23 MEDITERRANEAN GARDEN
 - 24 LANDSCAPED LAWN
 - 25 LEISURE WALK
 - 26 PROMENADE
 - 27 SITTING BENCH
 - 28 TUG & BUSTLE STATION LAWN
 - 29 OUTDOOR FITNESS PARK
 - 30 LILY POND
 - 31 FOUNTAIN
 - 32 JOGGING TRAIL
 - 33 DISCOVERY PARK
 - 34 RESTFUL/PICNIC LAWN
 - 35 PUBLIC SQUARE
 - 36 ROCKS
 - 37 OPEN AIR THEATRE
 - 38 GREEN AREA
 - 39 GOLF PUTT AREA
 - 40 VOLLEYBALL COURT
 - 41 OFFICE BLOCK
 - 42 RAMP
 - 43 SECURITY CHECK POINT
 - 44 DRIVEWAY
 - 45 PARKING
- STILT LEVEL ACTIVITIES
PARKING AT LOWER UPPER
POOLING & STILT AREAS
- PHASE 1
PHASE 1 (T1, T2, T3, T4, T5 & T7)
PHASE 2 (T6, T10 & T11)

