

A Dhillon. Group Venture

Dhillon. Group

The Dhillon Group is one of the largest business houses in North India, which continues to innovate through strategic partnerships with Fortune 50 multinational corporations. The group was established with a vision to deliver excellence across multi-disciplinary business verticals. Over the last three decades, the company has achieved leadership across a wide range of sectors including beverages, entertainment, lottery & gaming, construction engineering & real estate development, information technology and liquor.

Key achievements of the group include amongst others:

- Responsible for **PepsiCo's** entry into India.
- The Dhillon Group was **India's first and largest franchisee of Pepsi Cola Beverages International USA,** and currently manages the manufacturing and bottling of the entire portfolio of PepsiCo's brands across Northern India.
- The Dhillon Group was honoured with the prestigious **Donald M Kendall Worldwide Bottler of the Year award by George Bush** (former President of USA) and **Margaret Thatcher** (former Hon. Prime Minister of the UK).
- In 1999, Dhillon Group Chairman appointed as the first and only **Trade Counselor to India** for the **State of Utah, USA** for the development of trade and industry.
- First and only Joint Venture partner with **Seagrams** in India – a global alcohol and entertainment company owned by Pernod Ricard – for managing the development, sales and marketing of premium alcohol beverages across Northern India.
- The Group's real estate portfolio is held and managed by **Colossal Real Estates (P) Ltd.,** through which the group acquires, leases and manages premium Commercial and Residential properties to Blue chip clients such as HSBC Bank, Hutch, Vodafone, Seagrams, Microsoft, Ford, G.E., IBM, and various Foreign Embassies.
- Established the first Integrated Multiplex-Shopping mall in North India at Chandigarh - **Dhillon Fun Republic,** in collaboration with Essel Group. Ranked as the **"Top 5 Multiplexes of the Country"**, this venture along with a 4 screen cinema hosts prominent brands such as McDonalds, Café Coffee Day, Hang Ten, Levis, Ethos, ProVogue, Ruby Tuesday, Adidas and several others.
- The company's real estate development arm, **Silicon Constructions (P) Ltd.** is currently developing approximately 3 million sq. feet of prime mixed-use real estate in North India. These projects include 5 star hotels, Luxury residences, India's largest multiplex and Shopping mall, state of the art Convention Center, Business Hotels, Retail & Commercial developments.

With a unique commitment towards core principles and a focus on value innovation, the success of each of Dhillon Group's ventures is distinguished by its strategic long-term associations, the ability to achieve excellence, and a **dedication towards the highest standards of quality.**

Seagram's

SILICON CONSTRUCTIONS PVT. LTD.

BURJ One

HOTEL & LUXURY RESIDENCES

Inspired by exquisite architectural design, Burj One is an integrated mixed use property that offers the sophistication and elegance of paramount luxury. Nestled within the harmony of green natural surroundings, this development delivers the ideal juxtaposition of contemporary world class facilities coupled with the elements of harmony and calm - Burj One exemplifies 'A Celebration of Perfection'. Within an ambience of solitude, this uniquely designed community is a sanctuary of tranquility and peaceful living. Its Ultra Modern Residences and integrated Five Star facilities are an epitome of Comfort and Convenience, offering the joy of wholeness in contemporary lifestyles.





One Life to Live, One Place to Live it

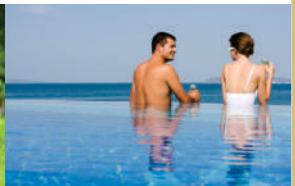


Design Philosophy

Designed towards a "Wholeness in One" concept, Burj One has it all. Whether its living in one of the lavishly designed Integrated Luxury Residences offering easy access to the sophistication experienced while enjoying the five star facilities of the Marriott Hotel, taking a stroll at the beautifully landscaped gardens or just having fun with the kids at McDonald's.

With every facet of its design offering the highest quality of life, this ergonomically designed property has been conceptualized for only those who aspire towards an elevated experience. With more than 86% Open Spaces and exquisite landscaping, Burj One delivers an impeccable synergy between modernity and natural grace. Whether you want to drift leisurely through its landscaped gardens or simply sit and enjoy the delicate sounds of silence, this oasis of luxury will harness a blissful sense of calm and harmony from within.









Residences

Within the modern glass facades of these aesthetically designed residences, Burj One provides charming contemporary apartments over thirteen floors of absolute luxury. Designed with the finest attention to detail in fulfilling the unique needs of a modern lifestyle, these homes are equipped with features that offer an abode of harmony and sophistication while delivering all the comforts of quality living. You can relish your favourite dessert while watching the sun set over the magnificent view of the Shivalik Hills, or enjoy the symphony of chirping birds from your commodious balcony decks, to take your mind away to where it truly belongs. With palatial floor spaces and the most luxurious features, that are coupled with the most modern facilities, these homes are a retreat in themselves, where residents can revel in the joy and oneness of family life.

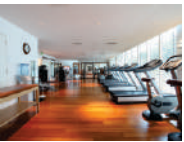




Amenities

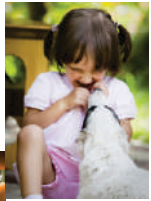
At Burj One, residents enjoy exclusive one of a kind amenities of five star luxury that include a First of its kind in the Country:

- **25 seater full feature in-house Cinema**
- **Access to the Marriott Hotel's luxurious breathtaking Roof Top Infinity Pool and Gym**
- **Sophisticated Concierge & Valet service to fulfill the requests of distinguished residents**











These unique lifestyle amenities coupled with integrated 24x7 security within a fully gated community, 24-hour power backup and basement parking, offer a complete luxury experience for all residents. To complement these facilities, residents will enjoy an integrated clubhouse & recreational area, jogging track along with walking trail, children's play area and créche.

To further pamper you, Burj One offers the privilege of exclusive Housekeeping services of the Marriott Hotel along with the option of getting your residence effusively furnished.







Hospitality

The World renowned Marriott Hotels will provide its Branding and Operational Excellence to the Hotel at Burj One. Marriott is the leading provider of hospitality services, managing 3,700 properties across 73 countries across the globe. Marriott Hotels and its various brands exemplify a history of innovation and passion for service excellence, where people are centric to the philosophy of its operations. Driven by a commitment to integrity and business values, this company has been consistently recognized as one of the world's most ethical companies and an employer of choice across all territories of its operations. It commands a legacy of a relentless pursuit of excellence, embracing change and reputation for quality of service. This, coupled with the group's responsibility to the larger community and environment makes Marriot Hotels the most respected name in the hospitality world.

Marriott HOTELS





BURJ One
HOTEL & LUXURY RESIDENCES

Location

Burj One is ideally located on the 'GATEWAY' to the Union Territory of Chandigarh, which boasts of India's highest per capita income levels, and the rich states of Punjab, Haryana & Himachal Pradesh. The site falls on the Chandigarh-Delhi National Highway in Zirakpur, which is considered the 'GURGAON' of Chandigarh. Burj One further enjoys the largest premium frontage on this highway, which is considered the 'Growth Axis' of Chandigarh, where all major developments including A-loft Hotel, Radisson Hotel, Park Plaza Hotel, various Shopping Malls, and Walmart are amongst various other upcoming commercial projects including Maruti Suzuki's Corporate office.

The upcoming International Airport is in its closest proximity, being directly connected to Burj One via the under construction 200 ft. Ring Road of Chandigarh (PR-7). Further the newly constructed 6 lane highway and flyover provide unrestricted access to the site from the prime catchment areas of Chandigarh, Panchkula and Mohali with a traveling time of less than 3 minutes.

Legend

- International Airport - 3 km
- Railway Station - 6 km
- Sector 17, Chandigarh - 9 km
- Hospital - 4 km
- Walmart - 1 km



BURJ One

HOTEL & LUXURY RESIDENCES

Master Plan

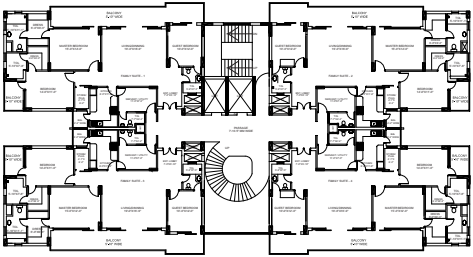


A Dhillon Group Venture

BURJ One
HOTEL & LUXURY RESIDENCES

FAMILY SUITE - 3

FAMILY SUITE - 4



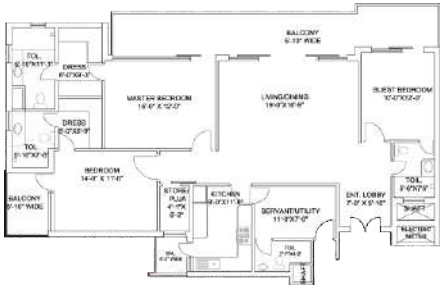
FAMILY SUITE - 2

FAMILY SUITE - 1

Typical Floor Plan (1st - 11th Floor)

A Dubai Group Venture

BURJ One
HOTEL & LUXURY RESIDENCES



Typical Family Suite Plan

A Dubai Group Venture

BURJ One
HOTEL & LUXURY RESIDENCES

Specifications

LOCATION	FLOORING	SKIRTING	WALLS	CEILING	DOORS	MISCELLANEOUS
Entry Lobby	Italian marble	Italian marble	Pop Punning with Velvet Emulsion	Pop Ceiling Painted in App. Shade	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	–
Living/Dining	Vitrified Marble Tiles	Vitrified Marble Tiles Skirting 100mm High Matching to Flooring	Pop Punning with Velvet Emulsion	Pop Ceiling Painted in App. Shade	–	–
Master Bed Room	Laminated Wooden Flooring	100mm High Wooden Skirting Matching to Flooring	Pop Punning with Velvet Emulsion	Pop Ceiling Painted in App. Shade	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	–
Dress Room	Laminated Wooden Flooring	100mm High Wooden Skirting Matching to Flooring	Pop Punning with Velvet Emulsion	Pop Ceiling Painted in App. Shade	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	–
Toilet (Master Bedroom)	Digital printed (italian marble design) ceramic tiles in matt finish	–	Digital printed (italian marble design) ceramic tiles in gloss/matt finish	False ceiling with paint	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	Sanitary fittings of Kohler/ Roca/ American Standards
Guest Bed Room	Vitrified Marble Tiles	Matching to Flooring (100mm High)	Pop Punning with Velvet Emulsion	Plastic Emulsion Paint	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	
Toilet (Guest)	Digital printed (italian marble design) ceramic tiles in matt finish	–	Digital printed (italian marble design) ceramic tiles in gloss/matt finish	False ceiling with paint	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	Sanitary fittings of Kohler/ Roca/ American Standards
Kitchen	Vitrified Marble Tiles	–	Vitrified Marble Tiles	Paint Finish	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	Granite Counter, Modular Kitchen
Servant Room/Toilet	Matt Ceramic Tiles	100mm High Matching to Flooring	Oil Based Distemper/Ceramic Tiles	False ceiling with paint	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	Sanitary fittings of Kohler/ Roca/American Standards/ Jaguar/Hindware/Cera
Apartment Balcony	Matt Ceramic/WPC Deck Flooring	Matt Ceramic/WPC Deck Flooring Matching to Flooring 100mm high	Extrenal Paint As/Apvd. Specs & Shade	Extrenal Paint As/Apvd. Specs. & Shade	–	SS and Glass Railing -As per Deisgn
Lift Lobby (Passage)	Vitrified Marble Tiles	Matching to Flooring (100mm High)	Plastic Emulsion Paint	Plastic Emulsion Paint	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	–
Main Staircase	Udaipur Green Marble on Tread & Riser	Udaipur Green Marble Skt. Matching to Flooring (100 mm)	Plastic Emulsion Paint	Plastic Emulsion Paint	–	SS Railing As per Design
Fire Staircase	Udaipur Green Marble on Tread & Riser	Udaipur Green Marble Skt. Matching to Flooring (100mm hlgh)	Oil Based Distemper	Oil Based Distemper	–	–
Bed Room	Laminated Wooden Flooring	100mm High Wooden Skirting Matching to Flooring	Pop Punning & Velvet Emulsion Paint	Plastic Emulsion Paint	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	–
Toilet (Bed Rooms)	Digital printed (italian marble design) ceramic tiles in matt finish	–	Digital printed (italian marble design) ceramic tiles in gloss/matt finish	False ceiling with paint	Doors -Skin Moulded Door/ WPC/ Prelaminated flush doors & SS Hardware	Sanitary fittings of Kohler/ Roca/ American Standards
Puja/ Store room	Vitrified Marble Tiles	Vitrified Marble Tile Skirting 100mm High Matching to Flooring	Pop punning With Plastic Emulsion Paint	Plastic Emulsion Paint	–	–

Disclaimer: Specifications are subject to change at the discretion of the Company till the final completion of the project.

A Dhillon Group Venture

BURJ One
HOTEL & LUXURY RESIDENCES

Payment Plan

DOWN PAYMENT PLAN - 8% REBATE ON BSP*

S.NO.	LINKED STAGES	PAYMENT
1	At the Time of Booking	10% of Basic Sale Price (BSP)
2	Within 30 Days of Booking	85% of BSP + Club Membership + PLC + Floor Charges + IFMS + Power Back Up + Additional Charges (As Applicable)
3	On Offer of Possession of Apartment	5% of BSP + Stamp Duty + Registration + Additional Charges (As Applicable)

CONSTRUCTION LINKED PAYMENT PLAN*

S.NO.	LINKED STAGES	PAYMENT
1	At the Time of Booking	10% of Basic Sale Price (BSP)
2	Within 30 Days of Booking	15% of BSP
3	On Start of Excavation	5% of BSP
4	On Completion of Basement Slab	7.5% of BSP
5	On Start of 1st Floor Roof Slab	7.5% of BSP + Floor Charges (As Applicable)
6	On Start of 3rd Floor Roof Slab	7.5% of BSP
7	On Start of 5th Floor Roof Slab	7.5% of BSP + PLC (As Applicable)
8	On Start of 7th Floor Roof Slab	7.5% of BSP
9	On Start of 9th Floor Roof Slab	7.5% of BSP + Club Charges
10	On Start of 11th Floor Roof Slab	5% of BSP
11	On Start of 13th Floor Roof Slab	5% of BSP + IFMS
12	Two Months from Completion of 13th Floor Roof Slab	5% of BSP
13	Four Months from Completion of 13th Floor Roof Slab	5% of BSP + Power Back Up
14	On Offer of Possession of Apartment	5% of BSP + Stamp Duty + Registration + Additional Charges (As Applicable)

* Stage for each installment shall pertain to stage for the respective building.
1. Stamp duty/registration charges shall be payable along with the last installment based on prevailing rates.
2. In Down Payment Plan (Discount of 8%) will be applicable on Basic Sale Price (BSP) only.

www.burjone.com

Site Address: Chandigarh-Delhi Highway (Adjacent to McDonald's), Zirakpur, Mohali, Punjab.

Corporate Office: Dhillon Complex (Fun Republic Level-2), Mani Majra, Chandigarh - 160101. U.T., India.

Tel: +91-172-5230000 Fax: +91-172-5230001 Email: info@burjone.com

DISCLAIMER

Any content mentioned in the brochure is for information purpose only and does not constitute any offer or guarantee whatsoever. Silicon Constructions Pvt. Ltd. retains the right to amend, change or alter all the floor plans, amenities, rendered images and dimensions design and specifications at any given time. All images are for representation purpose only.