



FORBES CLEAN AIR RESIDENCES

*Welcome to*

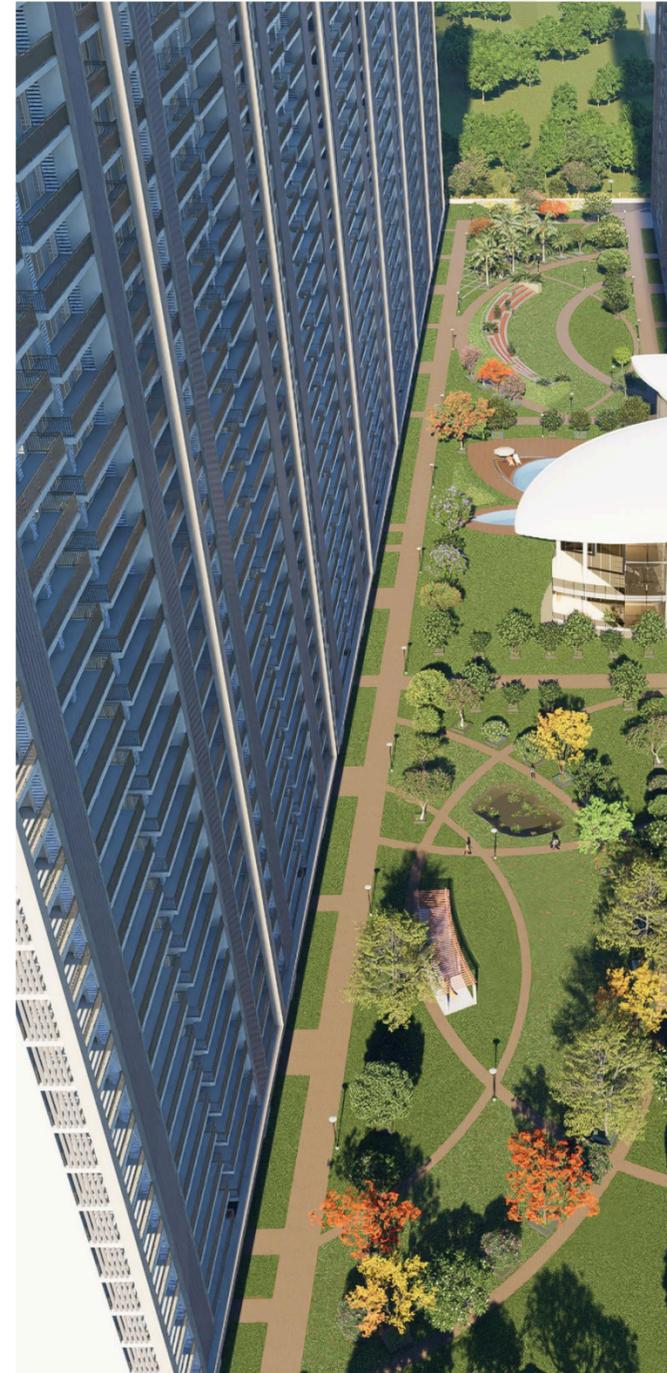
India's First & Only  
**AQI-Managed Luxury Project**



*THE FAB LUXE PROMISE: Secure your family's health and future in a world-class sanctuary where every breath is pure, setting the new global standard for wellness luxury.*

**Forbes**  
GLOBAL PROPERTIES

Image is an artistic Impression



# ABOUT FAB-LUXE

- A 13-acre wellness-led luxury development
- 11 iconic G+35 towers
- 3 BHK & 4 BHK Luxury residences
- 35,000 sq. ft. clubhouse
- Sports Academy
- Art Academy
- Serviced & Smart Living Ecosystem





Image is an artistic Impression

## INTERACTION SPACES

The green areas of the community help bring people together, encouraging connections among residents and providing places to enjoy the outdoors and create shared memories.

## INTERACTIVE ZONES

- Birds & Butterfly Garden
- Central Green
- Flower Orchard
- Herbs Garden
- Lily Pond
- Manicured Landscape
- Nature Walk
- Palm Court
- Reflexology Garden
- Theme Garden
- Urban Garden
- Banquet Lawn
- Amphitheatre
- Maze Runner
- Pergola
- Pet Garden

# THE SPORTS ZONE

The Sports Zone is a lively space for everyone, promoting enjoyment and connection with the surroundings. It offers an opportunity to have fun, engage freely, and maintain health and wellness.

## SPORTS ZONE

- Mini Golf Trail
- Badminton Court
- Basketball Court
- Billiards
- Box Cricket
- Jogging Track
- Lawn Tennis
- Skating Rink
- Table Tennis
- Volleyball Court
- Kids Play Area
- Toddlers' Development & Play Area
- Mound & Sculpture Area
- Adventure Play Area





Image is an artistic Impression

## AQUA ZONES

Aqua Zones create a calming and serene environment for everyone, enhancing the overall atmosphere while adding aesthetic beauty to the surroundings.

## AQUA ZONES

- Swimming Pool
- Kids' Pool
- Deck
- Floating Cabana
- Jacuzzi
- Fountain
- Gazebo

# UNDERCROFT AREAS

Amenities in Undercroft Areas should be tailored to the needs of different users, with designated spaces for various age groups, such as seniors, children and others. This approach provides separate areas where users can enjoy their activities freely and connect with like-minded groups.

## UNDERCROFT AREAS

- Yoga & Zumba
- Co-working Spaces
- Open Air Gym
- Ladies Corner
- Library
- Maintenance Room
- Multipurpose Room
- Senior Citizen Lounge
- Community Cooking Area
- Meditation Area



Image is an artistic Impression

# FAB LUXE

RESIDENCES

FORBES CLEAN AIR RESIDENCES

## MASTER PLAN OVERVIEW

### The Blueprint

Fab-Luxe is an orchestrated spatial harmony designed for privacy, community, and flow.

- **Site Layout:** Strategic tower positioning to maximize wind flow and sunlight.
- **Circulation:** Clearly segregated vehicular and pedestrian movement with dedicated drop-off zones.
- **Central Greens:** Expansive podium-level landscaped zones forming the green heart of the project.
- **Amenity Clusters:** Club building and activity zones centralized for easy access.



## 🌀 TOWER CONFIGURATION

### Designed for grandeur and stability.

- Structure: 2 Basements + Stilt + Podium + 35 Habitable Floors.
- Orientation: All units oriented towards greens or open city views.
- Refuge: Clearly marked refuge floors and fire-safety cores.

## 🌀 STRUCTURAL STANDARDS

### Robust engineering meeting global safety benchmarks.

- Seismic Zone IV: RCC structure designed for high lateral-load resistance.
- Foundation: Shear walls and columns with raft foundations based on soil studies.



# MATERIAL SPECIFICATION

## MASTER BEDROOM

FLOORING:-	LAMINATED WOODEN FLOORING
WALL:-	LOW VOC PLASTIC EMULSION PAINT
CEILING:-	LOW VOC PLASTIC EMULSION PAINT
DOOR:-	FACTORY LAMINATED FLUSH DOOR WITH FRAME

## BEDROOM

FLOORING:-	VITRIFIED TILE
WALL:-	LOW VOC PLASTIC EMULSION PAINT
CEILING:-	LOW VOC PLASTIC EMULSION PAINT
DOOR:-	FACTORY LAMINATED FLUSH DOOR WITH FRAME

## KITCHEN

FLOORING:-	ANTISKID VITRIFIED TILE
WALL:-	CERAMIC TILE, LOW VOC PLASTIC EMULSION PAINT
WINDOW:-	UPVC FRAME WITH DOOR
CEILING:-	LOW VOC PLASTIC EMULSION PAINT
COOKING PLATFORM:	QUARTZ STONE
SINK, CABINETS:-	SS DOUBLE BOWL SINK, CP FITTINGS, MODULAR KITCHEN

## DINING + LIVING ROOM

FLOORING:-	VITRIFIED TILE
WALL:-	LOW VOC PLASTIC EMULSION PAINT
CEILING:-	LOW VOC PLASTIC EMULSION PAINT

## DINING + LIVING ROOM

FLOORING:-	VITRIFIED TILE
WALL:-	LOW VOC PLASTIC EMULSION PAINT
CEILING:-	LOW VOC PLASTIC EMULSION PAINT
DOOR:-	FACTORY LAMINATED FLUSH DOOR WITH FRAME

## TOILET

FLOORING:-	ANTISKID VITRIFIED FLOORING
WALL:-	CERAMIC TILE
CEILING:-	GRID CEILING
DOOR:-	FACTORY LAMINATED FLUSH DOOR WITH FRAME

## BALCONY

FLOORING:-	ANTISKID VITRIFIED FLOORING
RAILING:-	GLASS RAILING IN ALUMINUM EXTRUDE SECTION
DOOR:-	UPVC SLIDING DOOR CUM WINDOW WITH CLEAR GLASS

## STAIRCASE

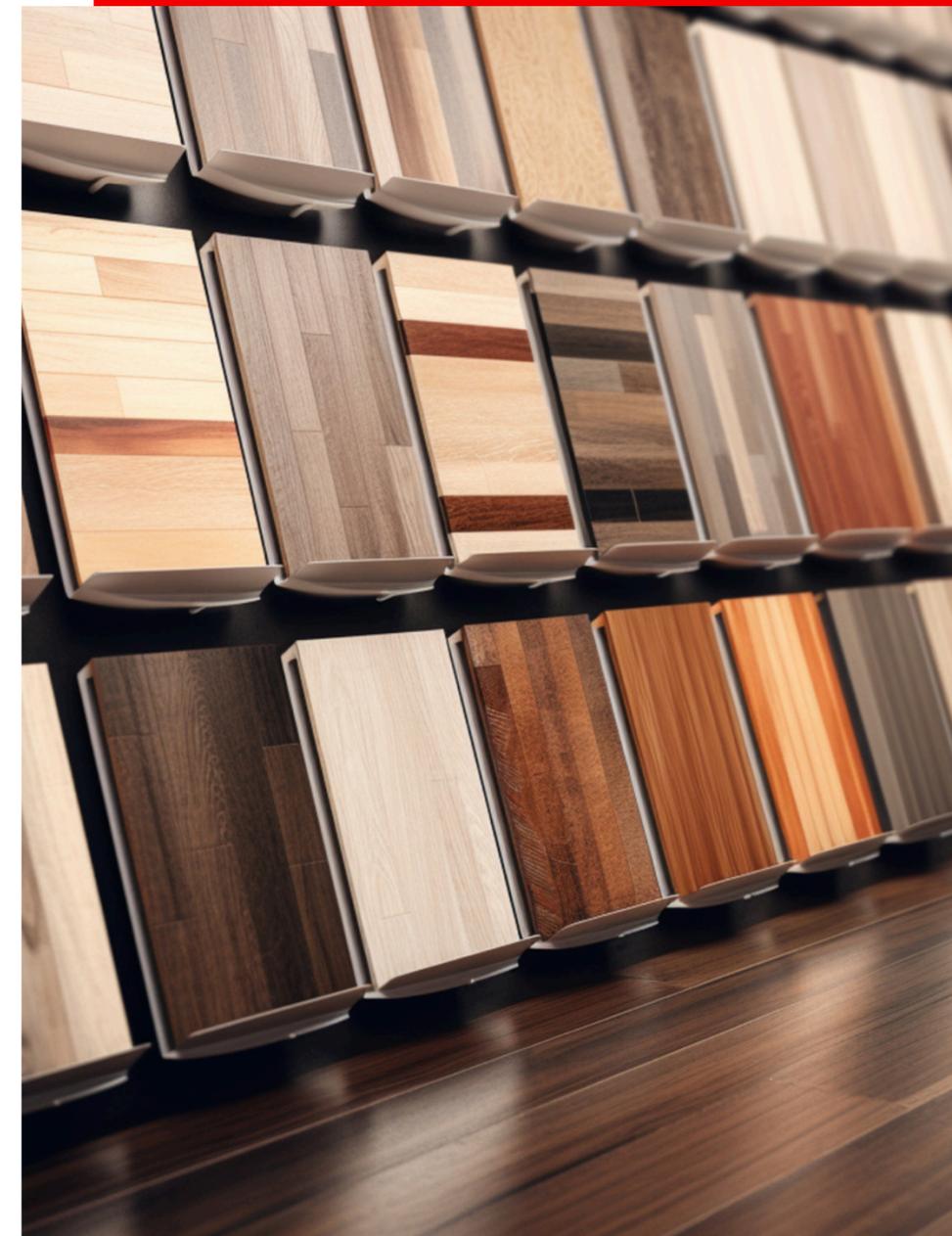
FLOORING:-	GRANITE STONE
CEILING:-	LOW VOC PREMIUM ACRYLIC EMULSION PAINT
RAILING:-	DUCO PAINTED MS RAILING

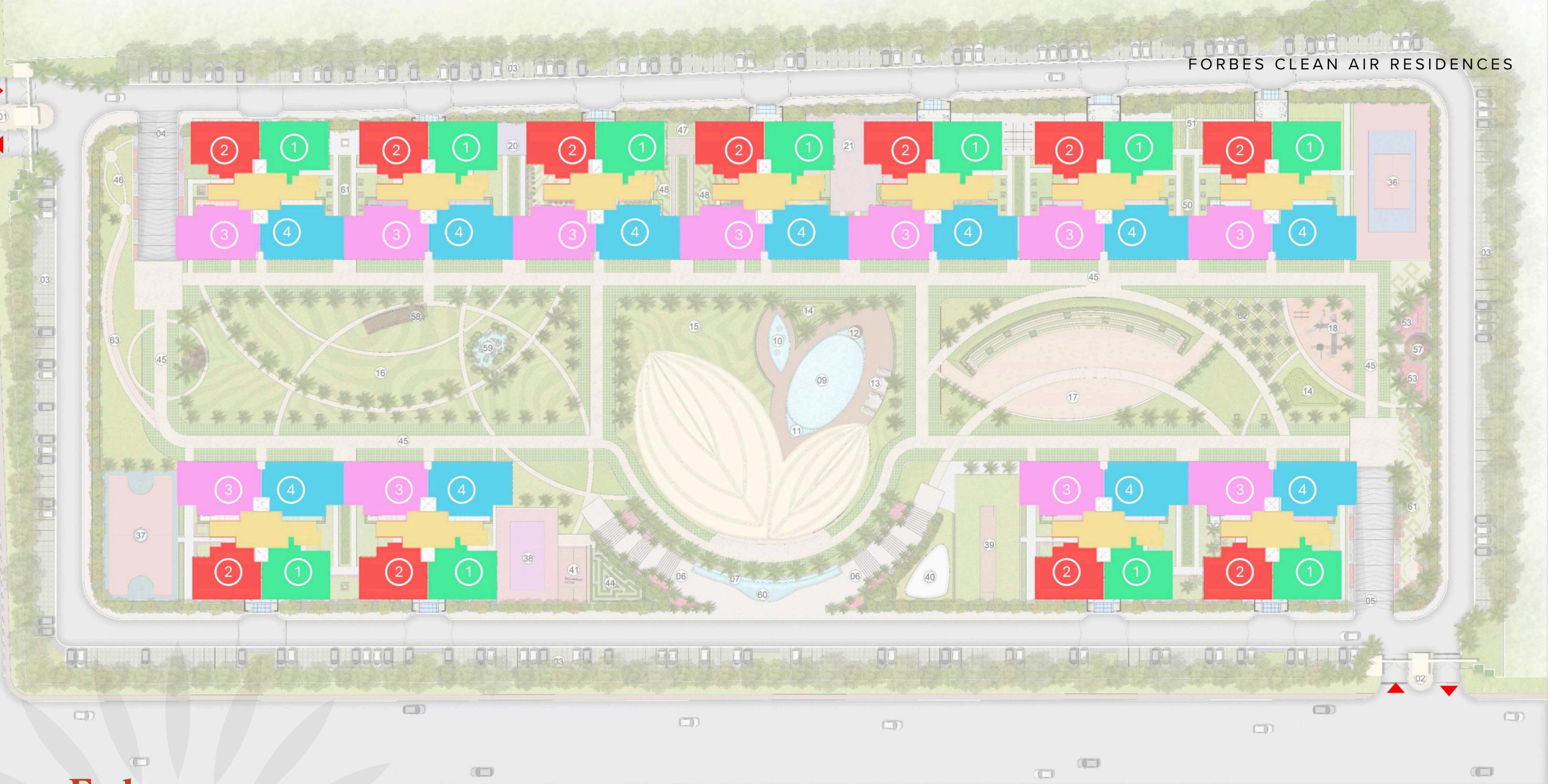
## LIFT LOBBIES

FLOORING:-	STILT& GROUND FLOOR- ITALIAN MARBLE TYPICAL FLOORS- GRANITE STONE
FALSE CEILING:-	GYPSUM FALSE CEILING+ACRYLIC EMULSION PAINT

## EXTERIOE WALL FINSISH

PAINT:-	QUARTZ REINFORCED TEXTURED PAINT
---------	----------------------------------





**1 - 3BHK + STUDY + 4T**  
**SUPER AREA: 2718 SQ. FT.**

**2 - 3BHK + STUDY + 4T**  
**SUPER AREA: 2690 SQ. FT.**

**3 - 4BHK + STUDY + 5T**  
**SUPER AREA: 3307 SQ. FT.**

**4 - 4BHK + STUDY + 5T**  
**SUPER AREA: 3307 SQ. FT.**



# FAB LUXE

RESIDENCES

## TYPICAL FLOOR PLATE

The Layout

### Exclusive Low-Density Planning:

- **4 Units Per Floor:** Ensuring privacy and reduced lobby traffic.
- **Configuration:** 2 Units of 3BHK + Study | 2 Units of 4BHK + Study.
- **Core:** Shared central core with passenger lifts and a dedicated stretcher/fire lift.
- **Service:** Two staircases and discrete service shafts planned for safety.





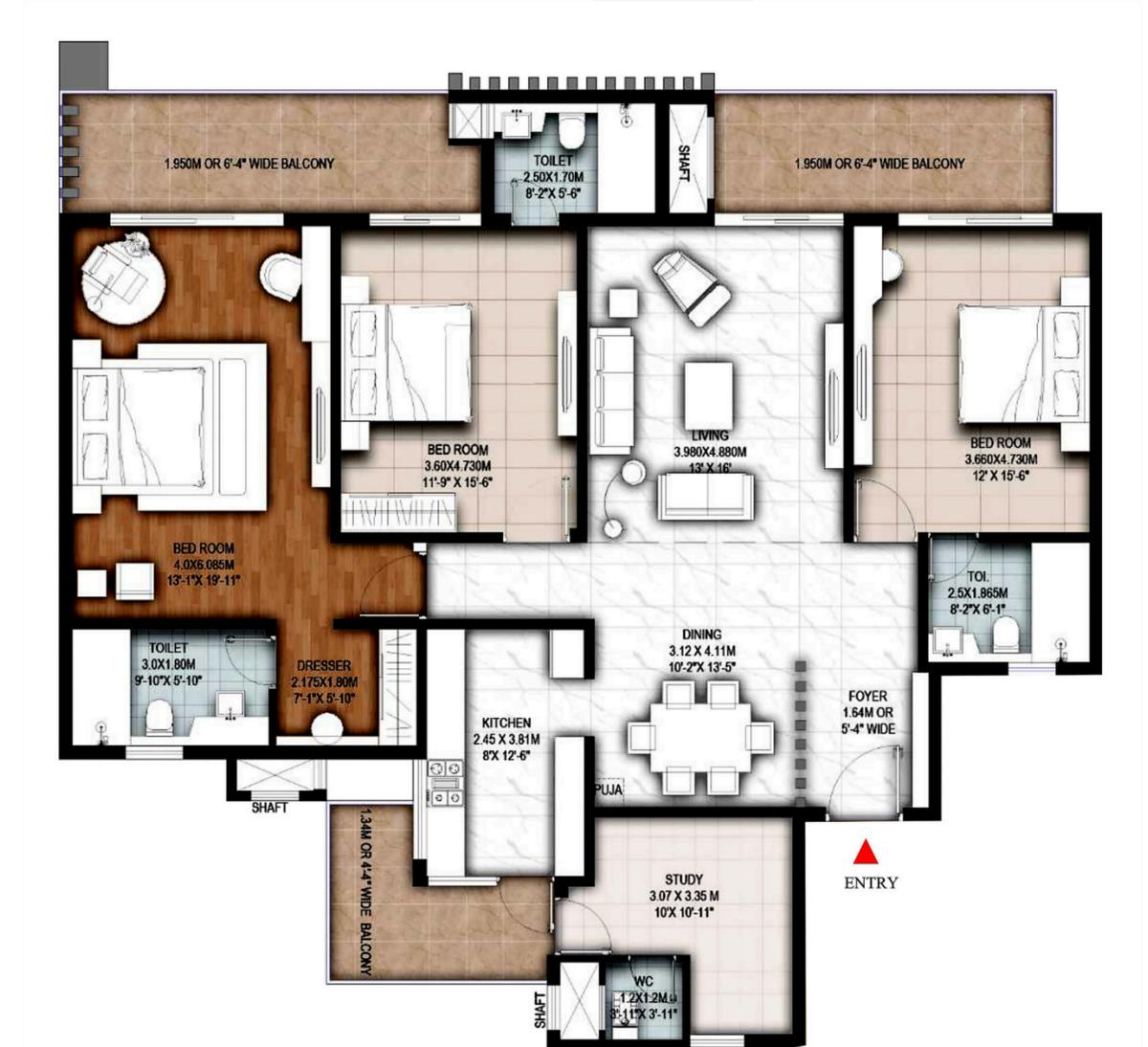
● 3BHK + STUDY + 4T

Carpet Area : 1598 Sq. Ft.

Balcony Area : 364 Sq. Ft.

Built Up Area : 2093 Sq. Ft.

Super Area : 2718 Sq. Ft.



● 3BHK + STUDY + 4T

Carpet Area : 1608 Sq. Ft.  
Balcony Area : 327 Sq. Ft.  
Built Up Area : 2065 Sq. Ft  
Super Area : 2690 Sq. Ft.



● 4BHK + STUDY + 5T

Carpet Area : 1946 Sq. Ft.

Balcony Area : 448 Sq. Ft.

Built Up Area : 2541 Sq. Ft.

Super Area : 3307 Sq. Ft.



● 4BHK + STUDY + 5T

Carpet Area : 1946 Sq. Ft.

Balcony Area : 448 Sq. Ft.

Built Up Area : 2541 Sq. Ft.

Super Area : 3307 Sq. Ft.



Image is an artistic Impression

FORBES CLEAN AIR RESIDENCES

# FAB <sup>👑</sup> LUXE

RESIDENCES

BEYOND A HOME.  
A COMPLETE LIFESTYLE.

*Fab Luxe gives you more than spaces—it gives you a way of life.*

**Forbes**  
GLOBAL PROPERTIES

# FAB LUXE

RESIDENCES

# THANK YOU

WE CAN'T WAIT TO WELCOME YOU!