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## ABOUT THAPAR REALTORS

Thapar Realtors is a renowned luxury housing brand, especially in the Chembur micro market. We have built our reputation on transparent dealings with all our customers and hence, score on the biggest thing that matters to home buyers - TRUST. We take utmost pride in knowing that almost all our customer base comes through word-of-mouth.

We pay thorough attention to every detail while maintaining high quality standards of design, in terms of workmanship and aesthetics for our every project - be it commercial or residential. Glamcent, Brindavan Terraces and the Zen Hospital are some of the landmarks in Chembur. We strive to achieve a fine balance between design and functionality to offer aesthetically designed real estate, without compromising on durability. Hence, the smallest technical details and superior quality products are crucial to us, ensuring ultimate quality.

We proactively adopt prudent health and safety standards for our employees, and environmentally-friendly practices promoting green living. Through innovative designs, unparalleled engineering and state-of-the-art amenities, we at Thapar Realtors endeavour to create unique lifestyles and offer you a home to come to.

## BRAND MANIFESTO

The word 'Invest' means to put money, effort, time, etc. into something to make a profit or get an advantage.

At Thapar Realtors, we found it fulfilling to invest something more to build your home. What gives us fulfilment, more than profits, is your delight, as a customer who will live in these homes. This delight is a return on a different kind of investment – 'Thought'.

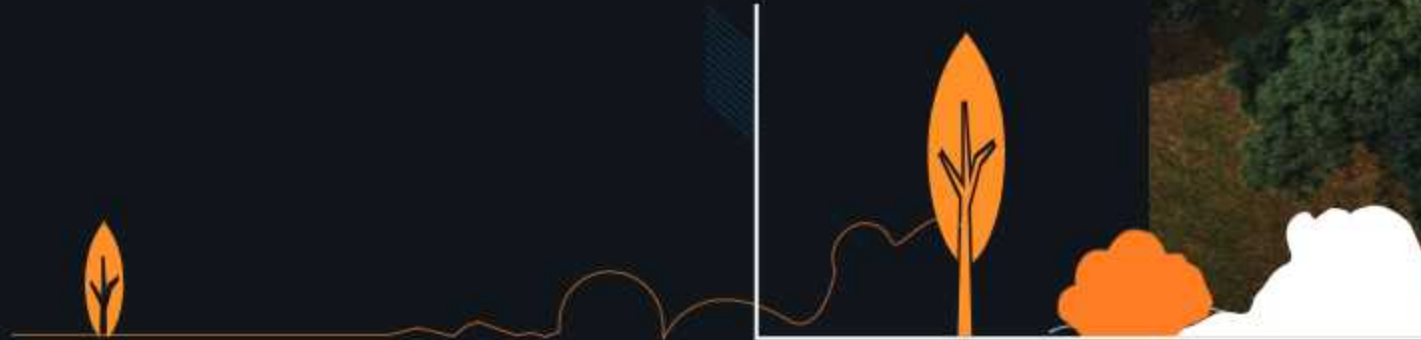
We invest thought, because we care.

Suburbia is lavishly built, in terms of focusing on many smaller things that matter. It is said that God is in the details. We sought blessings of this 'God of details' and hopefully you will see HIM manifest in the many little things we have planned for you.



# ABOUT THAPAR SUBURBIA

For the first time, Thapar Realtors brings to you signature affordable homes that not only offer the best of amenities but also a unique lifestyle. What makes Thapar Suburbia stand out? Well, we can't help but apply our concept of refined taste, attention to detail and planning, which we follow for our luxury boutique residences, into our affordable homes as well. You can expect well-designed homes built with quality materials and workmanship. You can select from a 2 BHK with an area measuring 700 sq. feet onwards or a 3 BHK with an area of 900 sq. feet onwards. Thapar Suburbia offers an enhanced lifestyle for your entire family with well thought out amenities ranging from designated areas for fitness & yoga, kids play area, senior citizens space, to recreational podium and lush green spaces. As a matter of fact, we have enlisted about 34 little things that will cumulatively add to a great living experience. For the ones looking for a value home located in the prime area of Chembur, Thapar Suburbia is the perfect upgrade.



Artist's Impression





# THE HOME





## LIVING ROOM

A spacious living room done tastefully with:

- 01. Floor-to-ceiling windows
- 02. Vitrified flooring
- 03. Video-door-phone security

07  
Living Room



08  
Living Room





## BEDROOM

Retire to spacious, yet cozy bedrooms with:

- 04. Laminate flooring and floor-to-ceiling windows



## KITCHEN

The homemaker's little lair has everything thought about:

- 05. A well planned modular kitchen with thought given to smaller details
- 06. No more worries of squeezing in the washing machine into corners
- 07. Spacious overhead and under-counter storage





## BATHROOM

The luxurious bathrooms stand out with elegant design, quality finishes and ample ventilation. The space is well planned through:

08. Wet-dry separation

09. Glass partition

10. Anti-skid tiles



## Building Amenities

If little things  
matter, then we  
have got our hearts  
in the right place.





Many people feel, that you need to do big things to differentiate and innovate. We believe though that doing smaller things with thoughtfulness for the user makes a more long lasting impact, which you continue to experience on a daily basis. You will see thought behind every little amenity planned in Suburbia.

## 11 RAINWATER HARVESTING OF TERRACE WATER

A little thought for our planet's most precious resource. Rain water that collects on terraces is harvested and recycled. We ensure optimal usage of water.



## GREEN CERTIFICATION 12

A little badge to display our green heart.



## SENSOR ENABLED LIGHTING FOR THE COMMON AREAS 13

Saving energy through sensor-controlled lights in all common areas.



## 14 KITCHEN WASTE MANAGEMENT

Provision to decompose kitchen waste and recycle the same as compost.



## 15 SOLAR POWER

We are blessed with unlimited sunlight. Why waste it. Common area lights will be solar powered.





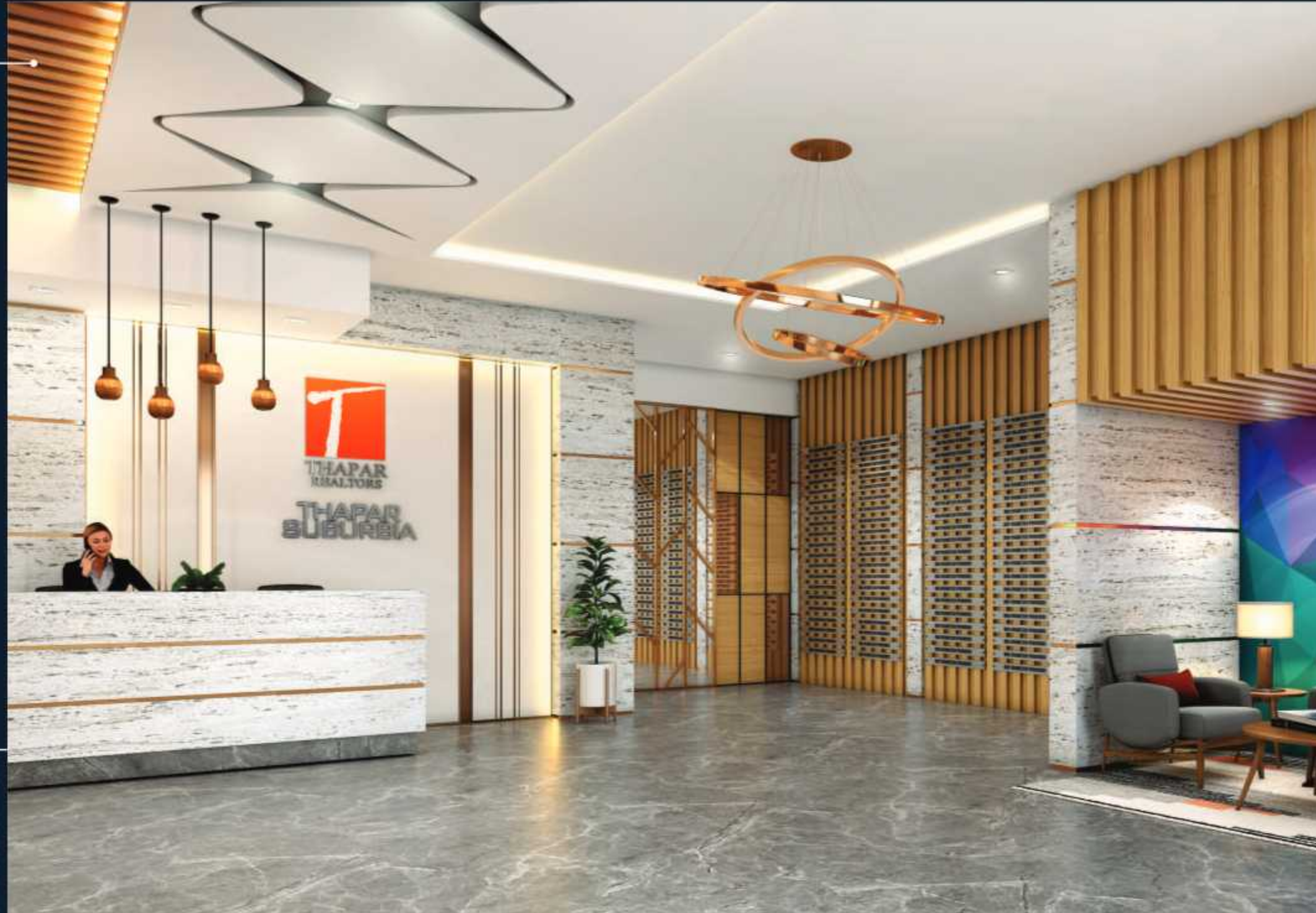
## ENTRANCE LOBBY 16

An elegant entrance lobby with superior architecture to welcome you home.



## 17 SEWAGE TREATMENT PLANT

Flushed water is treated, reused and ultimately deployed to refresh the landscaped plants.



## 18 FIRE ALARM

Stay safe with fire alarms and fire fighting equipment provided in the entire building.



## 19 WATER SPRINKLERS

Water sprinklers are present everywhere in the building because your safety is our priority.





Suburbia will be a landmark in Chembur.



21  
Day & Night Elevation



Artist's Impression



22  
Day & Night Elevation





## External Amenities

Our little handbook  
on detailing, now  
extends to our  
external amenities,  
with thought  
demonstrated  
for every member  
of the family.



Representational image





## 20 GYMNASIUM

For a fitness freak or the ones just looking for a light workout, keep up your health quotient with our well-equipped gymnasium.

Artist's Impression



## 21 WELL-EQUIPPED SOCIETY OFFICE

Society office, which for a change is not boring.



## 24 MOVIE THEATRE WITH OTT CONNECTIONS AND A WELL-EQUIPPED AV ROOM

A thought for your weekend - A private theatre with Netflix, Hotstar and all your favourite OTT platform subscriptions. Watch the next episode of your favourite series with all your friends.



## ELECTRIC VEHICLE CHARGING POINT 22

A thought for the future. Parking spaces, which are future ready with electric charging points for your electric vehicles.



## ROCK CLIMBING WALL 23

Rock climbing walls encourage kids to be adventurous, while the padded turf keeps them safe.



## 26 WHEELCHAIR RAMPS

Wheelchair ramps next to the stairs. We didn't leave anyone out, you see.



## 27 STRETCHER SIZE SERVICE ELEVATOR

Elevators wide enough for stretchers - a thought for those delicate times.

## 25 CCTV SURVEILLANCE CAMERAS FOR KIDS PLAY AREA

Moms are moms and will always worry about their tiny tots. Well, this one's for you - video camera in the children's play area - so you know your lil one is safe and sound.





## 28 GARDEN SIT-OUTS FOR SENIOR CITIZENS

You are never too old to hang out with your friends.

## 29 OUTDOOR LOUNGE SEATING

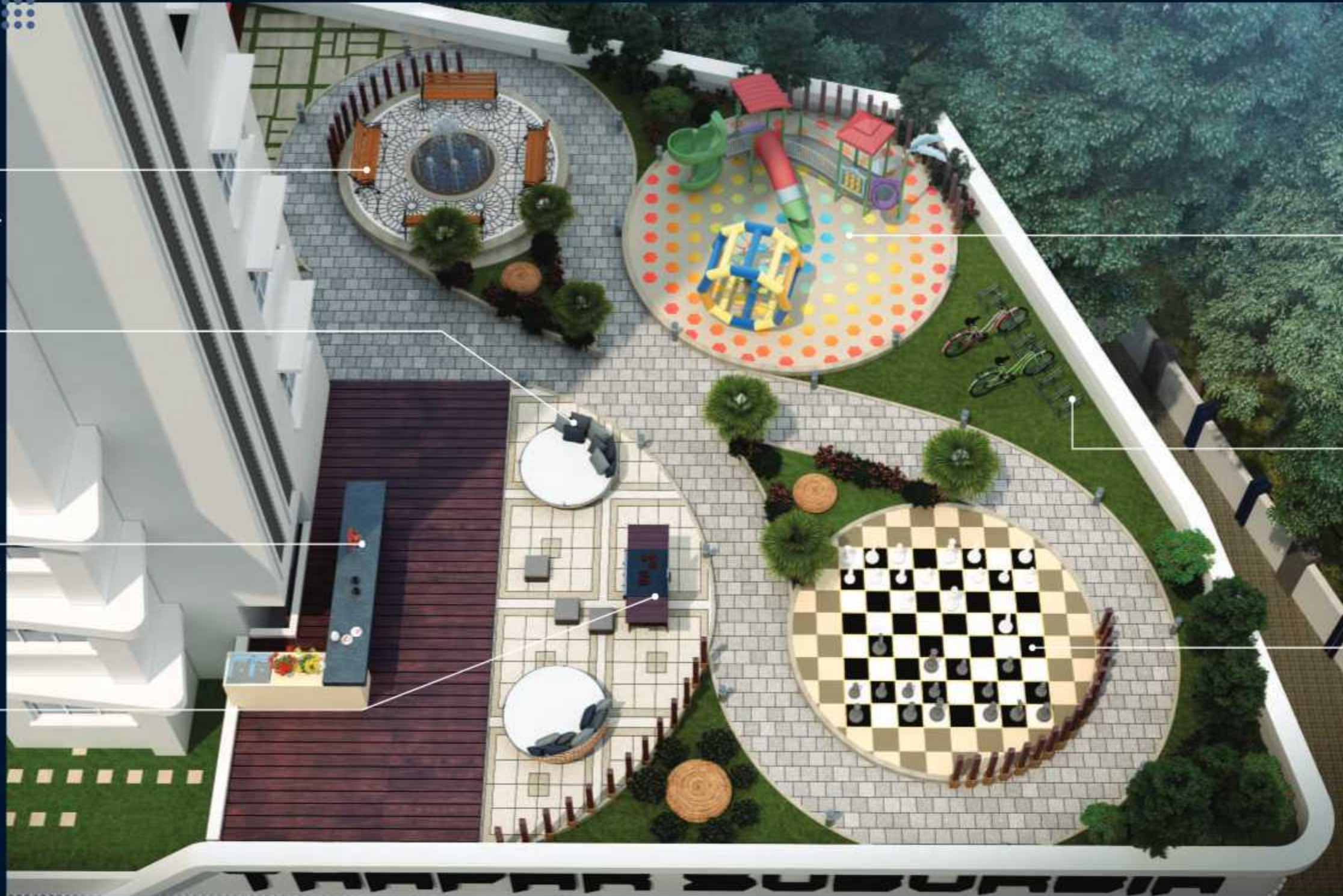
A very cosy seating arrangement to ensure that you're comfortable even when you are outside your home.

## 30 JUICE BAR/ FOOD COUNTER

Pull up a chair. Take a bite. Come join us. Life is so endlessly flavoursome.

## 31 BARBECUE PIT

A little thought to make your kebabs delicious and your dinner parties stand out.



## 32 KIDS PLAY AREA

We make sure that every kid's childhood is filled with fun, frolic, and laughter. Not to forget, tons of slides, swings, and see-saws.

## 33 CYCLE PARKING STAND

Our little attempt to encourage a fit you and a fitter planet - Start cycling. We already have the bicycle stands in place.

## 34 LIFE-SIZE CHESS BOARD

Life-size chess boards on the terrace. Brainy endeavours need to be fun too.



Artist's Impression





Representational image

Nowadays, being happy makes us happy. So we added an app for Suburbia which will make life even more convenient for you. Through the Suburbia App, you can now do more.



Access to interior designers



Access special deals with furniture stores.



Tie-ups with certified utility service providers like plumbers, electricians, carpenters and agencies helping with cooks, maids and household help.



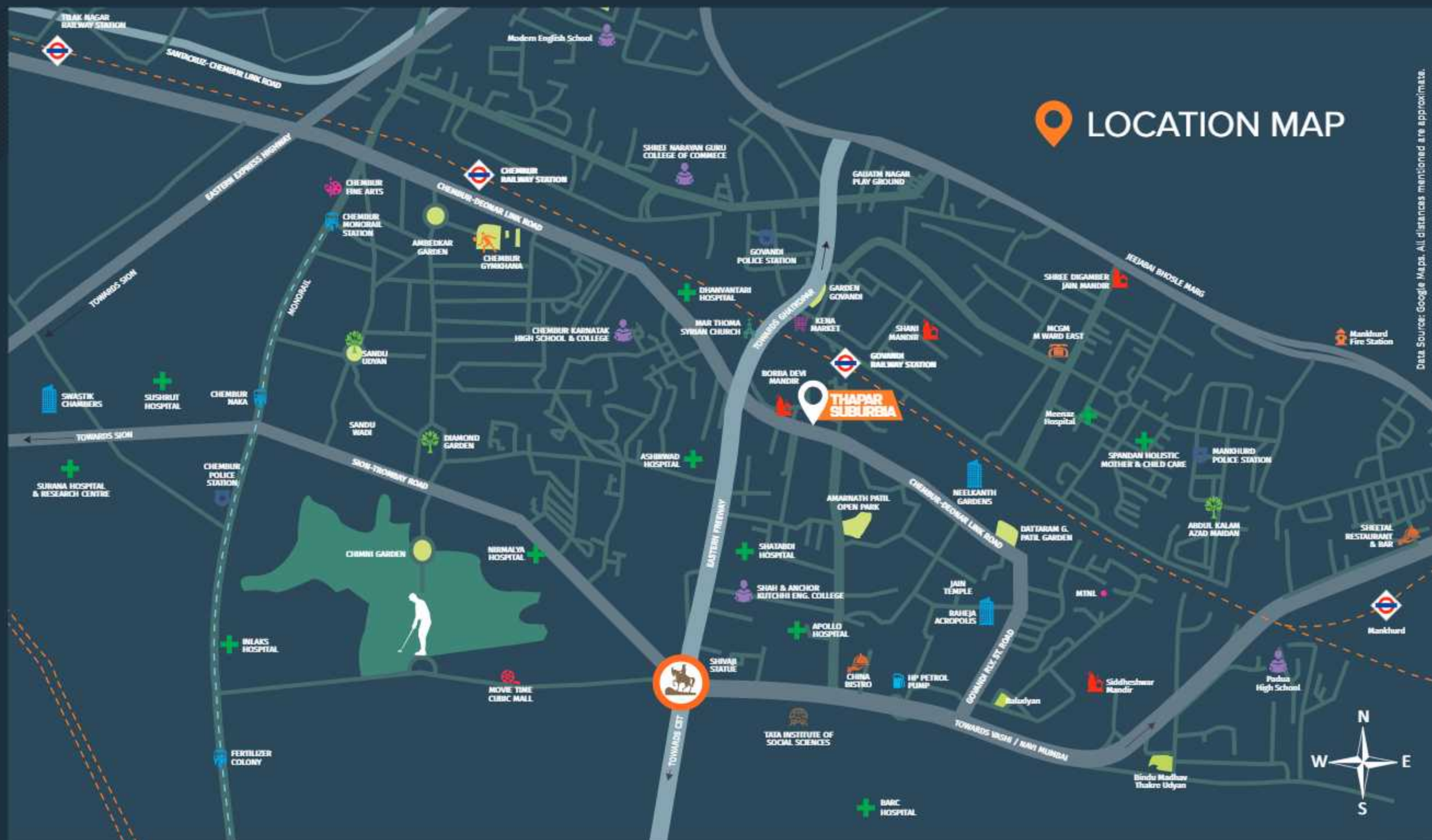
The strategic location of Suburbia allows easy access to the essentialities of life. Chembur is blessed with numerous schools, colleges, hospitals and places of worship.

Chembur can offer a lot for your leisure time with auditoriums, dance studios, music academies, parks, and malls. Close proximity to the Eastern Express Highway and Harbour line makes it a prime location.

**The newly built Chunabhatti flyover has further improved the connectivity with BKC.**

**Distance to some key locations:**

- Govandi Station : 400 meters
- Chembur Railway Station : 2.4 km
- Bandra Kurla Complex : 7.8 km
- The Fine Arts Society : 2.4 km
- The Acres Club : 3.7 km
- Bombay Presidency Golf Club : 2.6 km
- Chembur Gymkhana : 1.6 km
- Apollo Spectra Hospital : 1.6 km





Typical Floor Plan







2BHK



3BHK