



Rainbow County

THE DEFENCE ENCLAVE - PHASE I
Part of Smart City-MSRDC (SPA)

Mumbai Metropolitan Region, Panvel
MahaRERA No. : P52000027120



Rainbow County

The Defence Enclave - Phase I

A vibrant world that fills your life with chronicle of joy & happiness

❖ ANANTHAM EPIC HOMES (AEHL)

Real Estate is a very complex domain with multiple stakeholders and participants who all need to work together to create a magnificent home.

AEHL is an emerging Developer of affordable yet premium Residential Townships, with Western India as its primary focus. The aim is to provide 'Epic' homes with best in class quality, layout and amenities.

At AEHL our endeavour and aspiration is to provide these lifestyle luxury homes at affordable prices to the middle class coupled with timely delivery and equitable transaction. Our team consists of leading Architects, Town planners, Structure & MEP consultants, Landscaping Architects and PMC working together to design and build innovative & contemporary residential complexes.

❖ OUR MOTTO

❖ Trustworthy and timely delivery with best in class living conditions, competitive price and significant appreciation potential.

❖ MSRDC SMART CITY

❖ This smart city is a unique and harmonic blend of nature, recreation, infrastructure and work opportunities facilitating an outstanding work life balance

❖ BACKGROUND

Keeping in mind the ever-increasing demand of affordable Housing, quality of life and sustainable development, Government of Maharashtra has planned this Smart City, strategically located on both the sides of Mumbai Pune Expressway, with the accessibility from Mumbai Pune Highway as well. MSRDC has been appointed as Special Planning Authority. It consists of total 84 villages of Panvel and Khalapur within Greater Mumbai region.

As per the Draft Development Plan of the Smart City it consists of all the requisite Developments which a Planned city should have. This region is among the best within Greater Mumbai because of existing and proposed best in class infrastructure.

Accessibility and close proximity to Khandala, Lonavla, Matheran adds substantially to its charm. The substantial green zone enveloping the smart city facilitates a clean and pollution free environment.

This makes the smart city the most promising and sought-after developing suburb of Mumbai for its quality of life as well as return on investment potential. It is spectacular in terms of all round growth with excellent living conditions at an affordable price along with convenient accessibility from most of the parts of Mumbai and MMR.

Whole Mart

Gift

Glamour

Hub

Re: Rugby

Archives

Xpressions

Whole Mart

Gift

Glamour

Nation Planet

Fashion

Impressions



Rainbow County

The Defence Enclave - Phase I

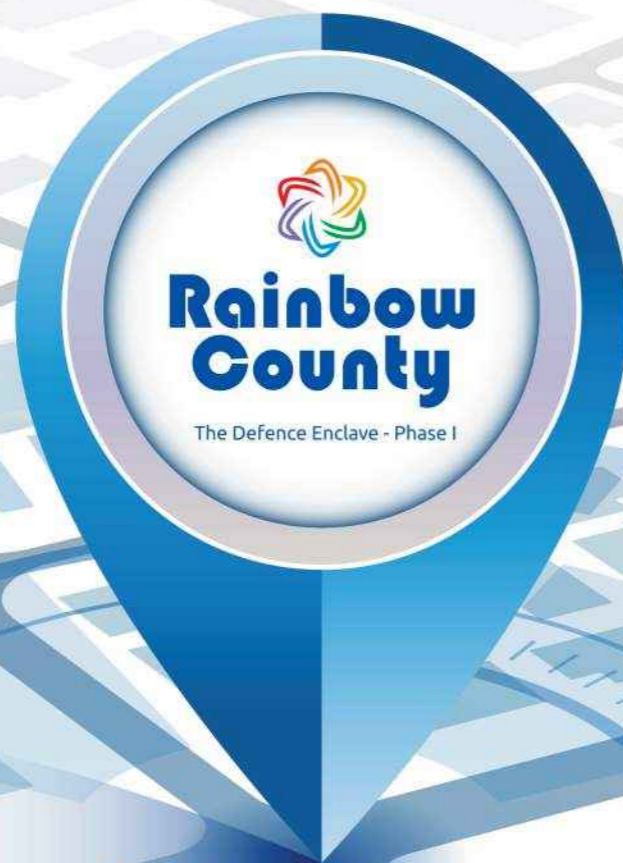
The Home that
delightfully exceeds
all your expectations

A marvel of an upcoming township in cutting edge of urban development -Maharashtra's first proposed smart city-brought to you by MSRDC (SPA)- the pioneer of infra development.

The township is nestled in lap of nature amongst a cluster of equally iconic townships. Open your home window to breathe the virgin air -fresh from the mountains and enjoy the breath-taking glimpses of nature in lush green and pollution free environment.

Planned and designed by doyens of the industry - Master Planners and Landscaping Architects, coupled with execution by one of the best engineering teams in the industry.

Life in all within
0 to 30 minutes reach



Development & Sub-Urban Infrastructure

(All within 0 to 30 minutes reach)

Infrastructure (including proposed): Navi Mumbai International Airport, Mumbai Trans Harbor Link, Panvel - Sion Highway, Suburban Railway, Mumbai Pune Expressway, Mumbai Pune Highway, Metro Rail, Multi Modal Corridor, S T Bus Service, Rapid Bus Transport System, 60mtr wide Multi Model Corridor with Metro Rail, New CBD, JNPT Port.

Education: Dhirubhai Ambani School, St. Wilfred's School and College of Arts and Science, St. Xavier English High School, New Horizon Public School, Kendriya Vidyalaya, National Institute of Security Markets, Chatrapati Shivaji University and Institute of Technology, Amity University, Delhi Public School, Ryan International School, National Institute of Fashion Technology, Bhartiya Vidyapeeth, Pillai's College of Engineering, MGM College of Medical & Engineering, Gurukul International School.

Health Services: Dhirubhai Ambani Hospital, Mahatma Gandhi Medical Hospital, Life Line Hospital, Good Health, Hospital, Ashtavinayak Hospital.

IT/ITES, Commercial/Corporate, Industrial Areas: CIDCO IT Park, Mindscape (Airoli), Mhape IT Park, Dhirubhai Ambani IT Park. Patalganga & Talaja Industrial Area. Yotto Data Centre Park (Hiranandani Fortune City).

Malls and Shopping Centre: Seawood Grand Central Mall, Orion Mall, D'Mart, Mcdonald's, Central Mall.

Banks: HDFC Bank, IDBI Bank, ICICI Bank, AXIS Bank, Bank of Maharashtra, Bank of India, SBI, PNB.

Entertainment and Hospitality: Adlab Imagica, Novotel, PVR Cinema, Big Cinema, Maxus Cinema.

Local Towns : Wishambe & Lodhivali with all requisite infrastructure & amenities.



Anantham Epic Homes



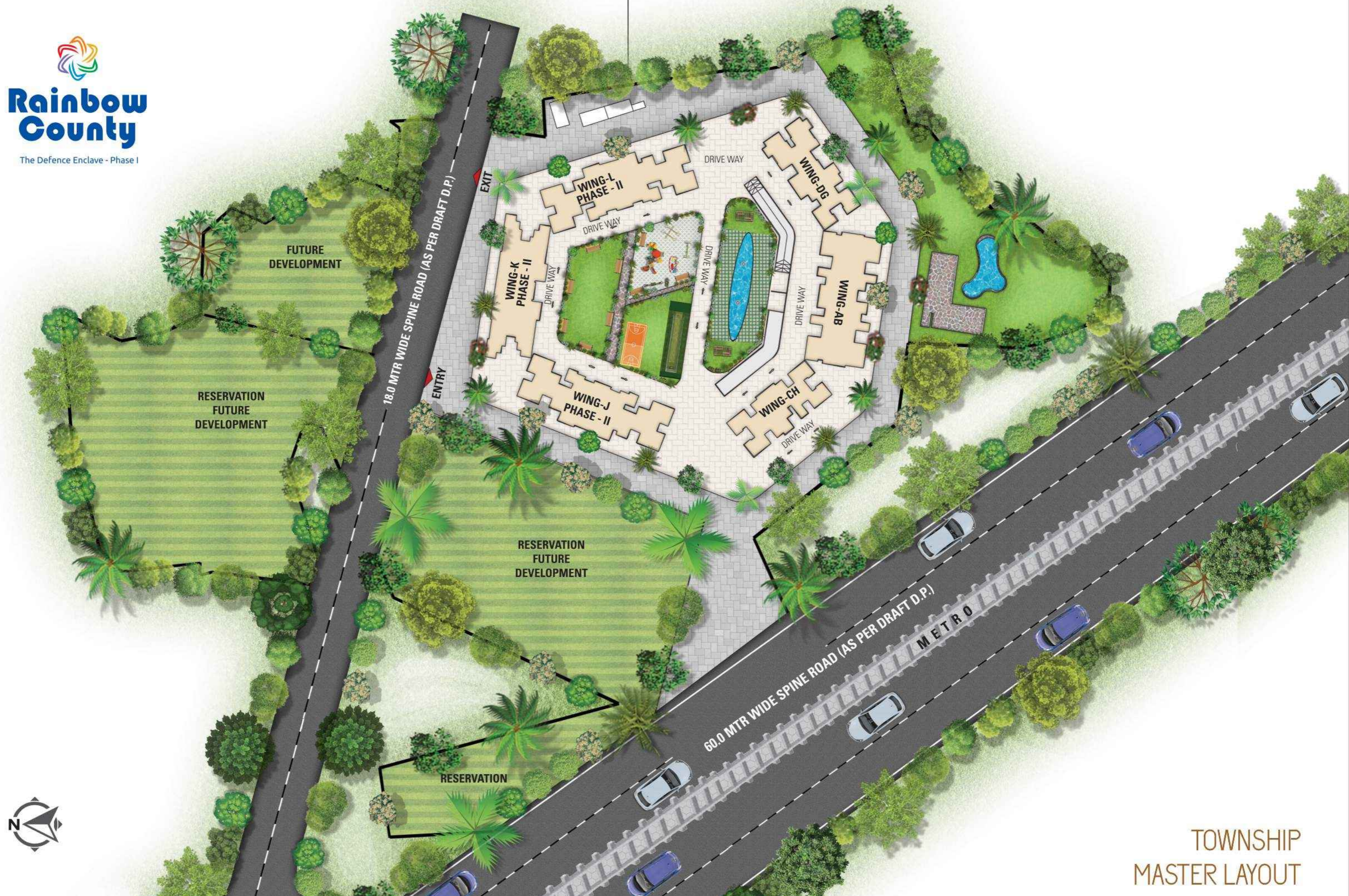
Feel absolute luxury In Rainbow County, where the magnificent lifestyle begins the moment you enter,with exclusivity is at its finest. It's time to live your best life, filled with excitement and new experiences each day.

Your weekends will be exciting here

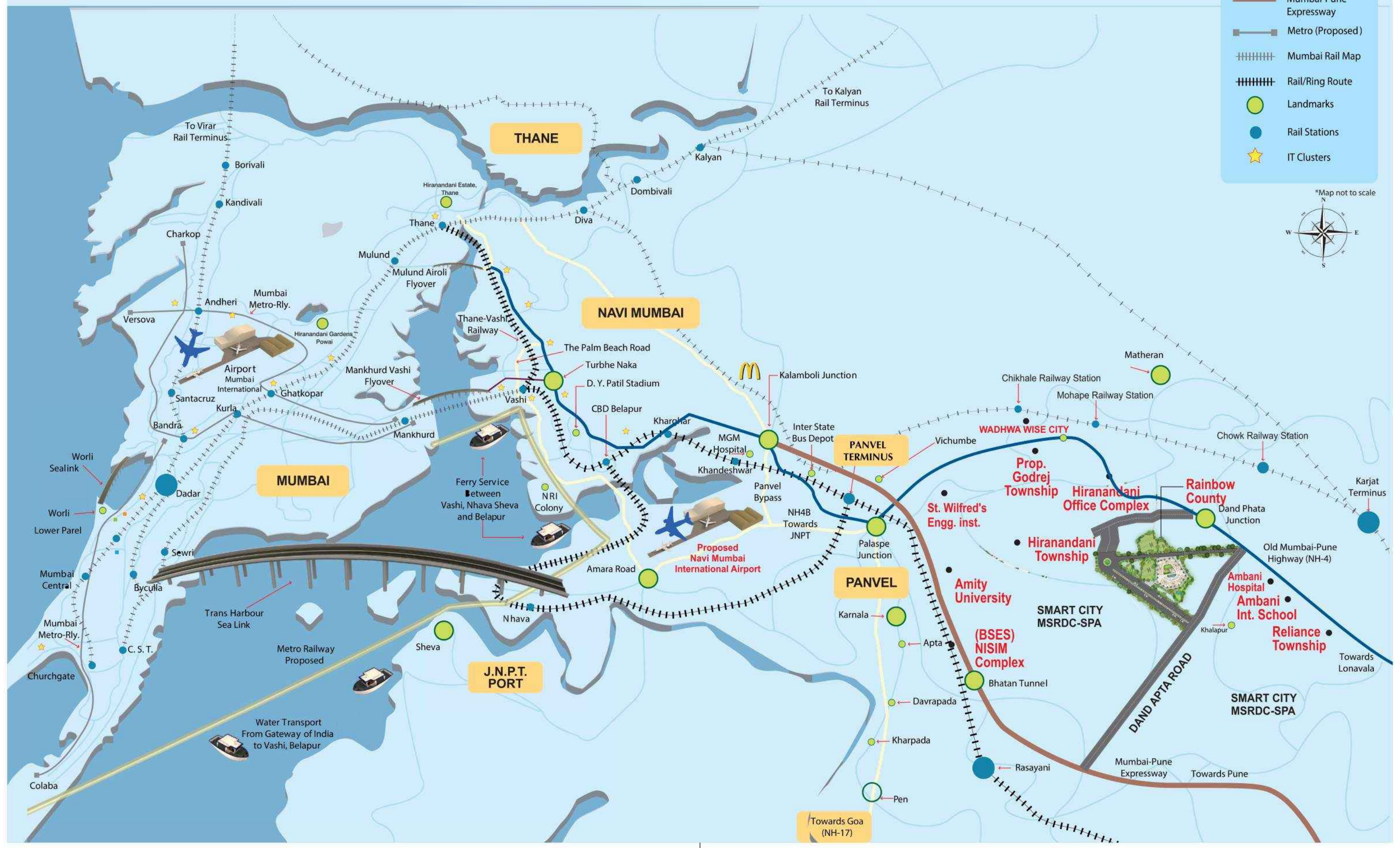


Escape the mundane with elegance & luxury

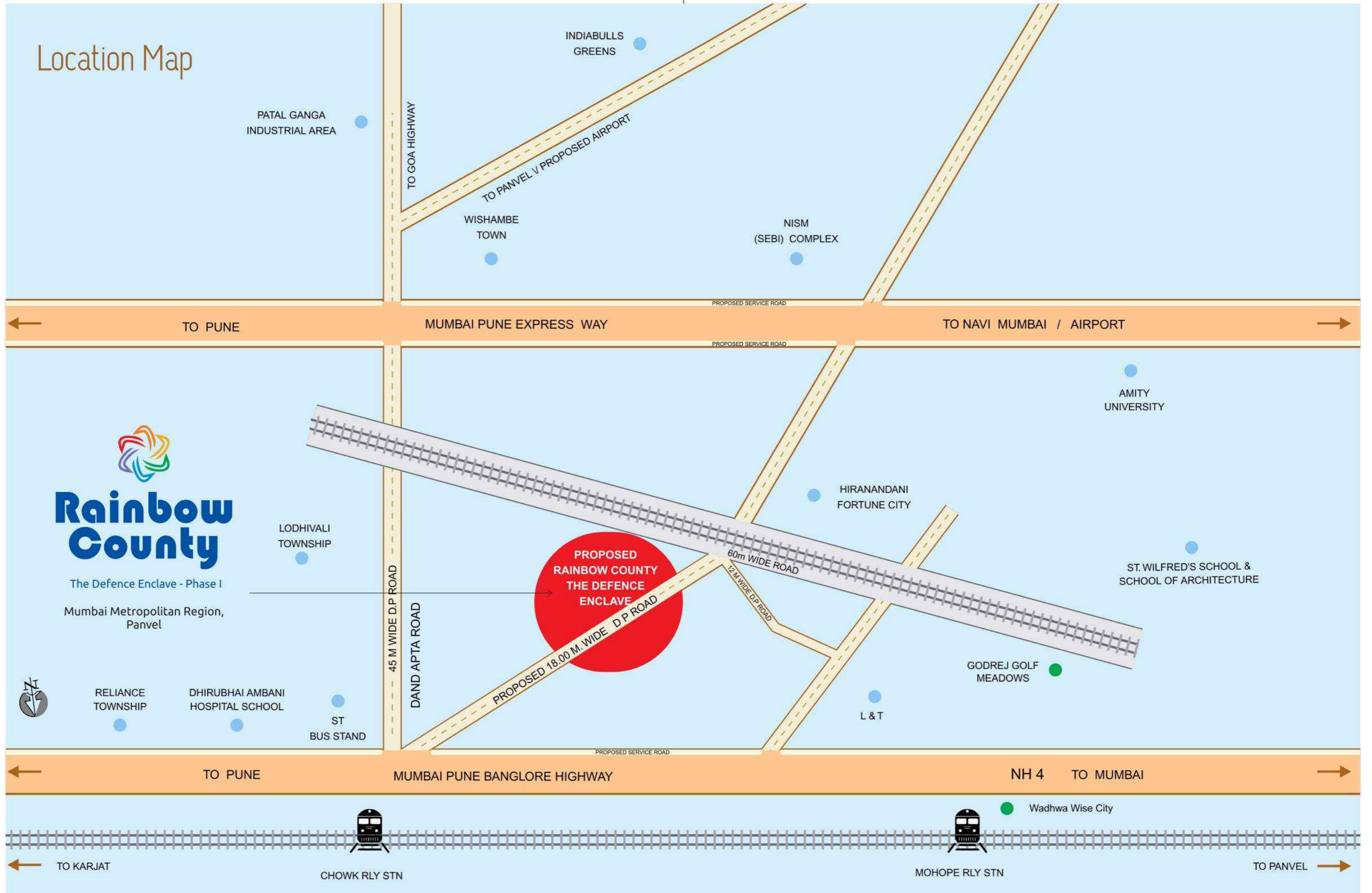




Rainbow County-The Defence Enclave (Locale)

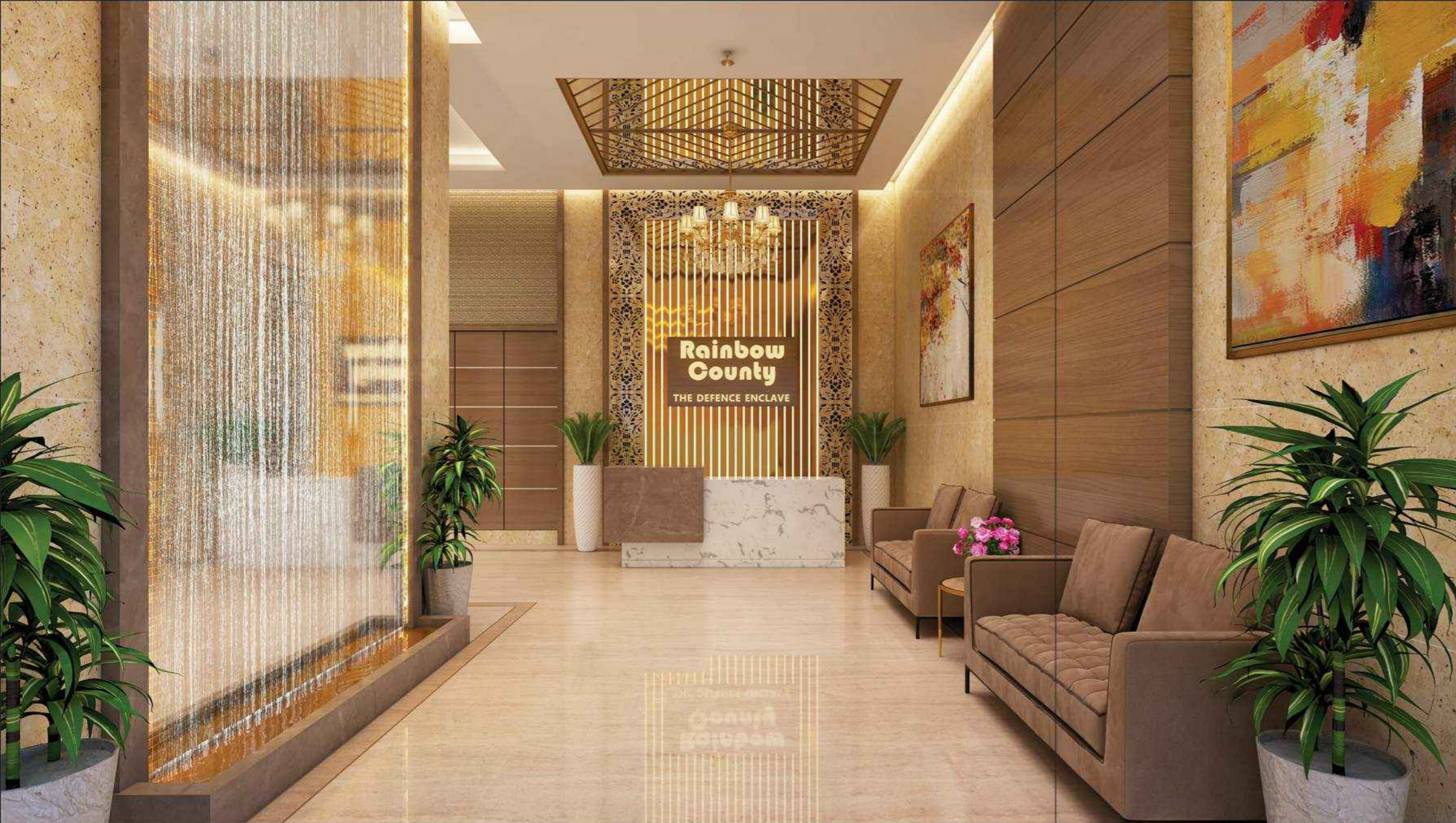


Location Map



Enter the realm of bliss and luxury



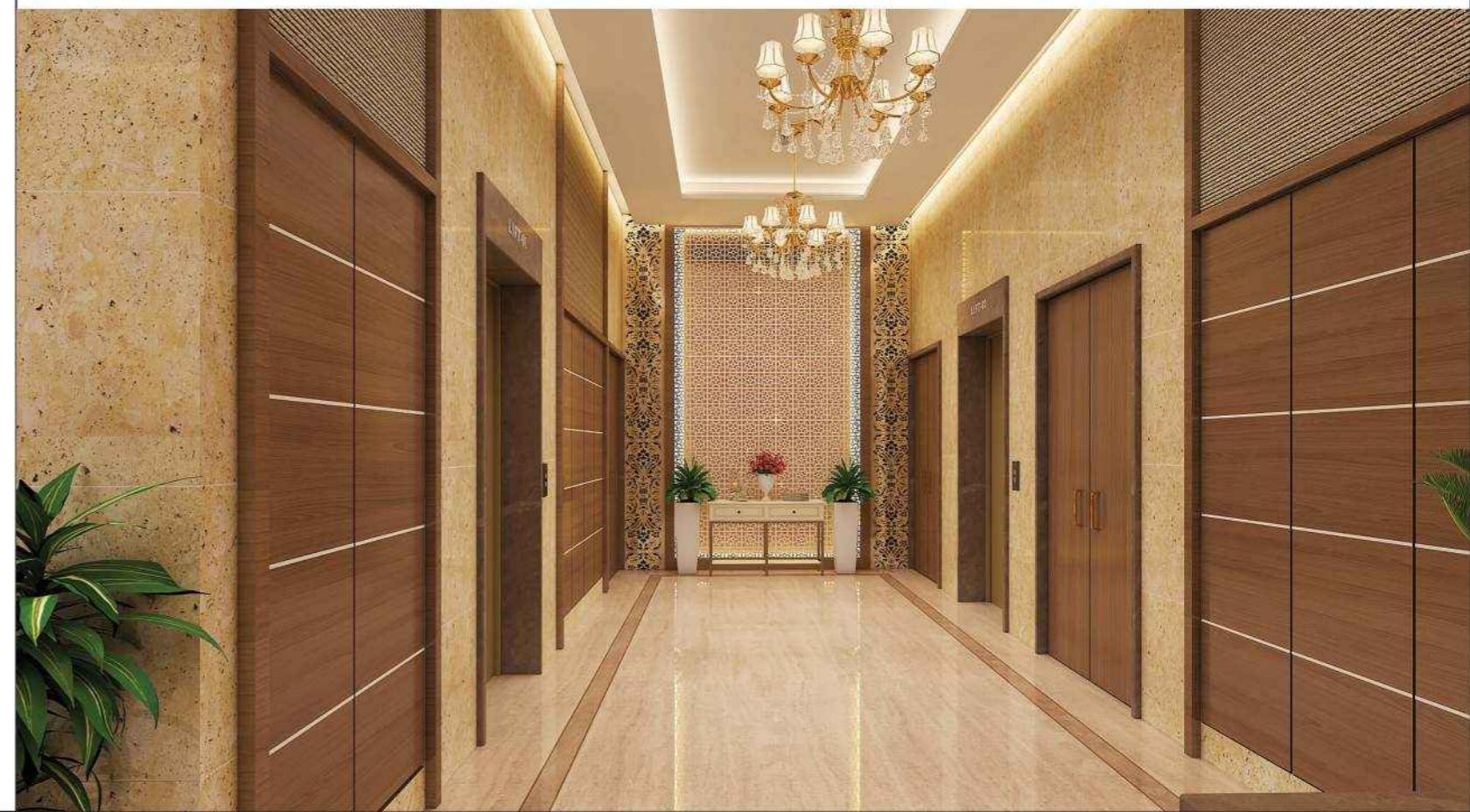


Entrance Lobby

A welcome that
will enchant you

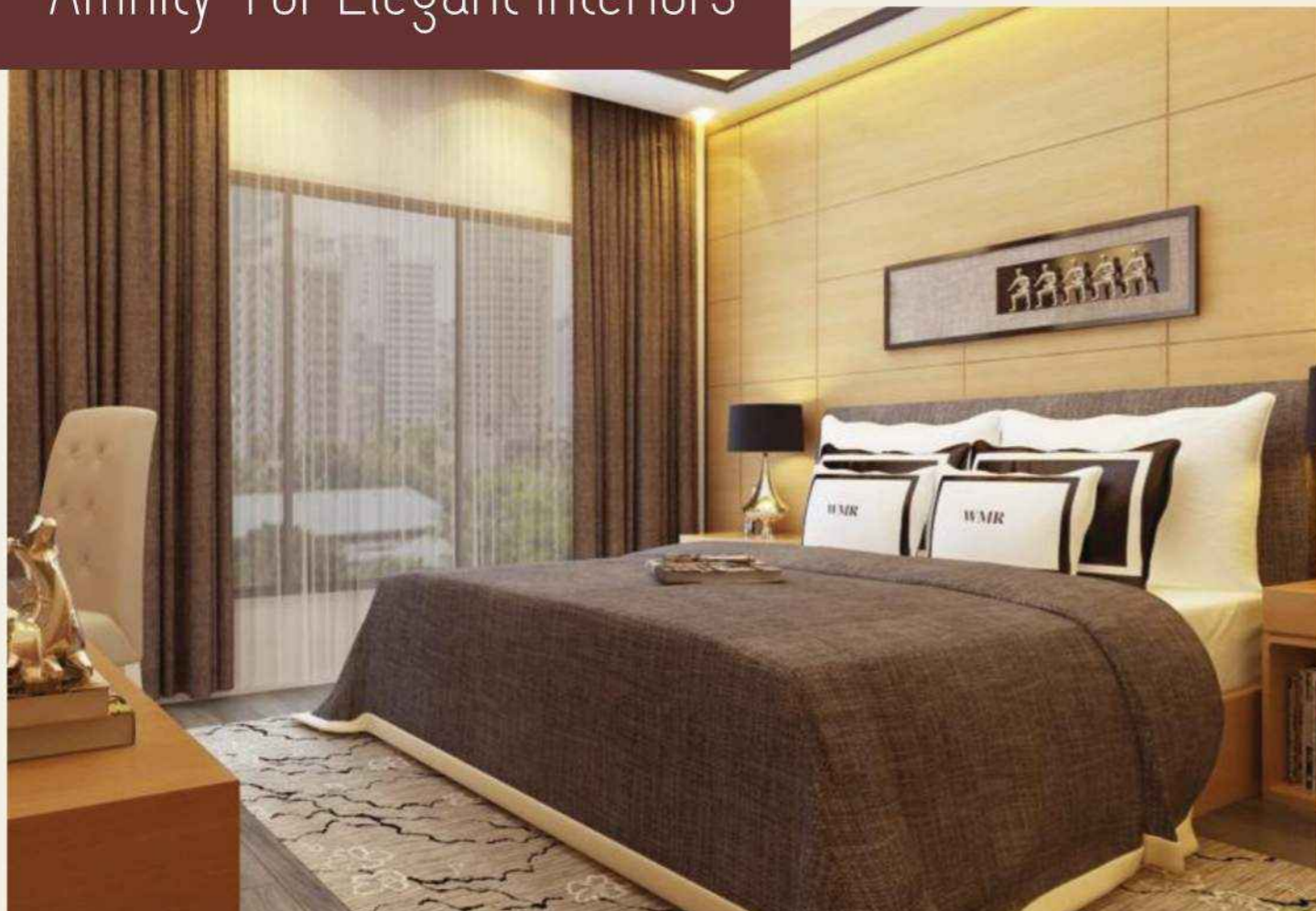
The entrance lobby is the first thing a Visitor sees before entering the house, therefore it has to make a good first impression. The elegantly designed lobby with a stylish interior that feels inviting, spacious and comfortable, leaves the best impression on your guests.

The entryway to your dream home
is designed to invoke a sense of
luxury and comfort





Affinity For Elegant Interiors



2 BHK | 639 sq.ft (Usable Carpet Area)

2 BHK



ISOMETRIC VIEW

3 BHK COMFORT | 850 sq.ft (Usable Carpet Area)

3 BHK COMFORT



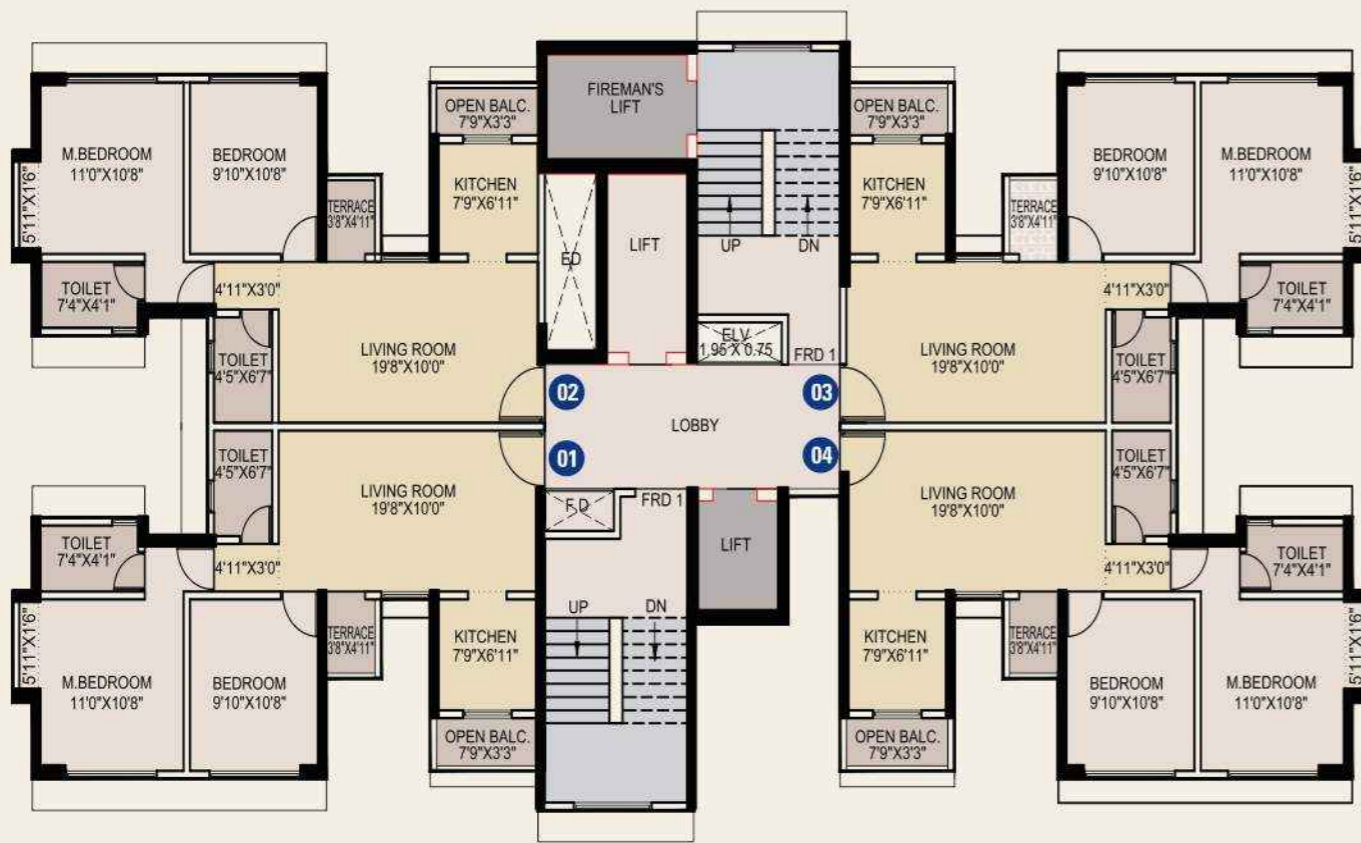
ISOMETRIC VIEW

3 BHK LUXURY | 1256 sq.ft (Usable Carpet Area)

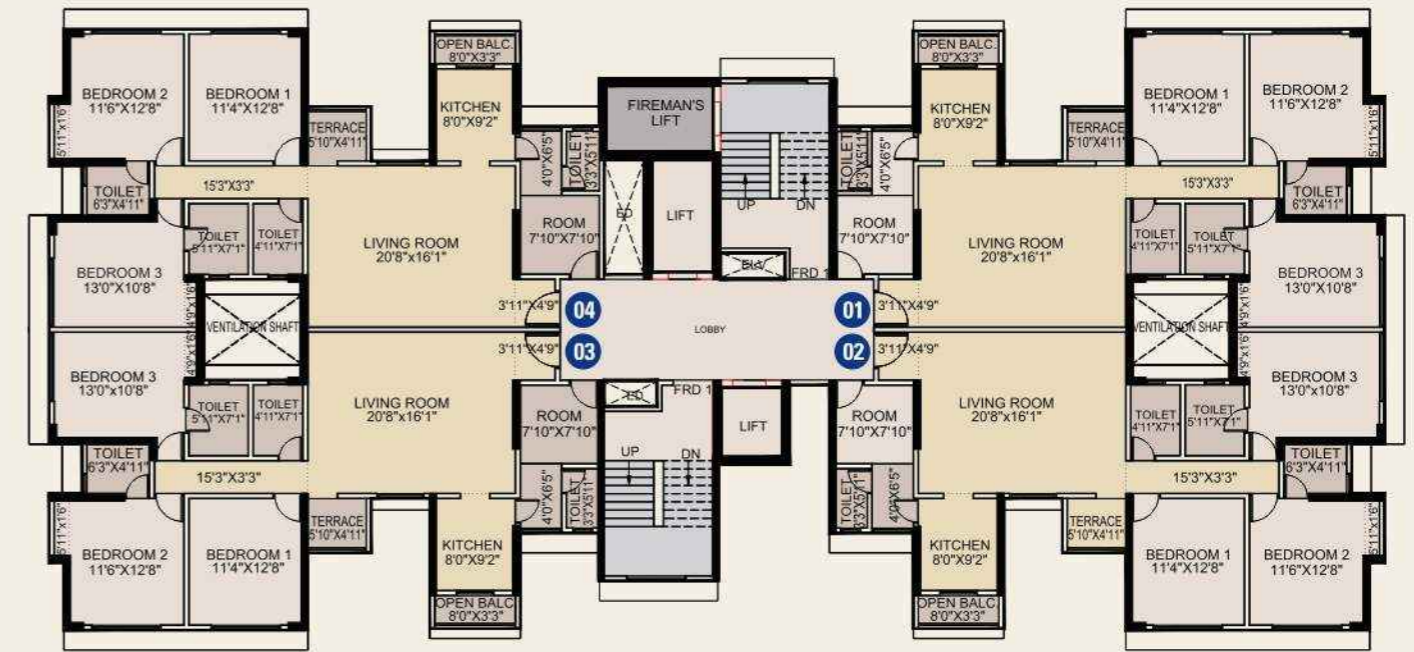
3 BHK LUXURY



ISOMETRIC VIEW



WING-CH
TYPICAL FLOOR PLAN
(1st to 26th)



WING-AB
TYPICAL FLOOR PLAN
(1st to 26th)



Area Statement - WING-CH - TYPICAL FLOOR PLAN (1st to 26th)

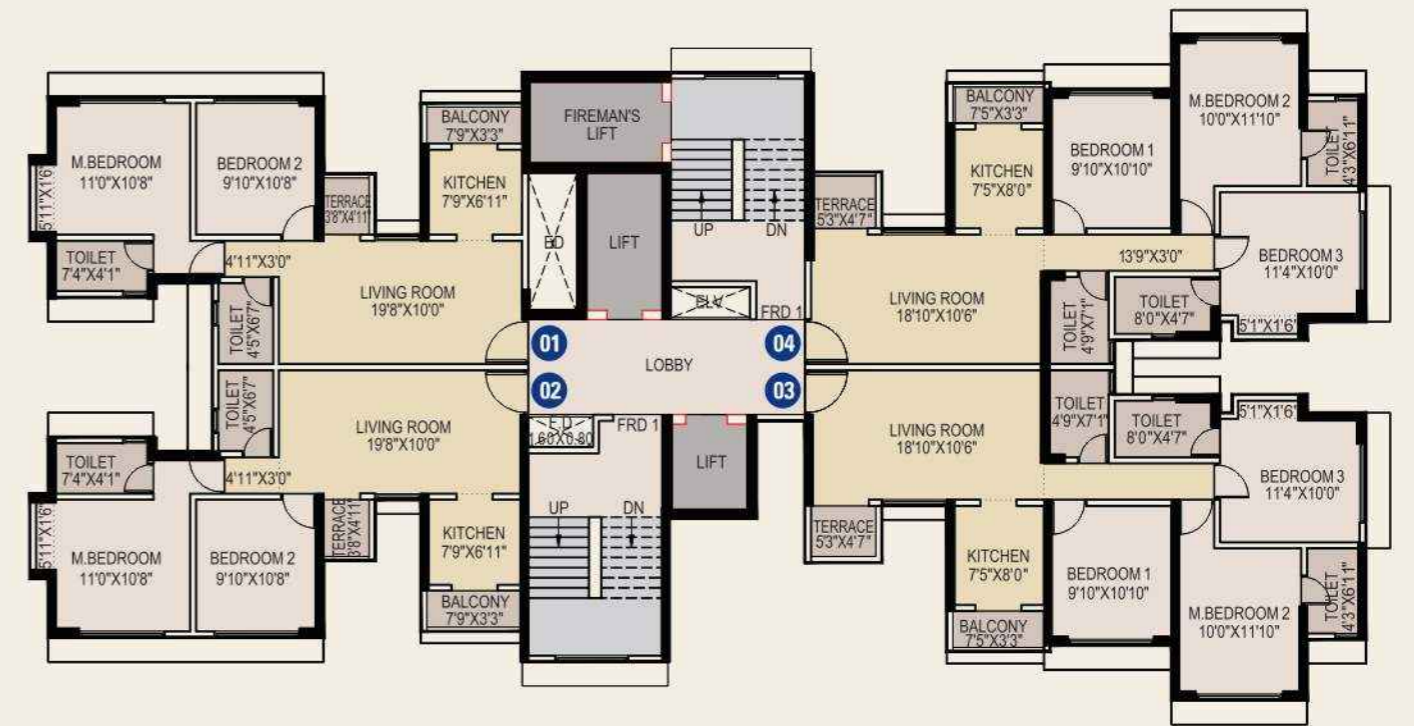
Apartment Type	Apartment Nos.	Area As Per RERA							
		CARPET AREA		BALCONY AREA		TERRACE AREA		USABLE CARPET AREA	
		SQ.MT	SQ.FT	SQ.MT	SQ.FT	SQ.MT	SQ.FT	SQ.MT	SQ.FT
2BHK	1,2,3 & 4	55.68	599.34	2.12	22.82	1.57	16.90	59.37	639.0

Area Statement Wing - AB - TYPICAL FLOOR (1st to 26th)

Apartment Type	Apartment Nos.	Area As Per RERA							
		CARPET AREA		BALCONY AREA		TERRACE AREA		USABLE CARPET AREA	
		SQ.MT	SQ.FT	SQ.MT	SQ.FT	SQ.MT	SQ.FT	SQ.MT	SQ.FT
3BHK LUXURY	1,2,3 & 4	111.32	1198.25	2.45	26.37	2.93	31.54	116.70	1256.0



WING-DG
TYPICAL FLOOR PLAN
(1st to 12th)



WING-DG
TYPICAL FLOOR PLAN
(13th to 26th)



Area Statement Wing - DG - TYPICAL FLOOR (1st to 12th)

Apartment Type	Apartment Nos.	Area As Per RERA							
		CARPET AREA		BALCONY AREA		TERRACE AREA		USABLE CARPET AREA	
		SQ.MT	SQ.FT	SQ.MT	SQ.FT	SQ.MT	SQ.FT	SQ.MT	SQ.FT
2BHK	3,4	55.68	599.34	2.12	22.82	1.57	16.90	59.37	639.0
3BHK (COMFORT)	1,2	74.48	801.70	2.24	24.11	2.24	24.11	78.97	850.0

Area Statement - WING-DG - TYPICAL FLOOR PLAN (13th to 26th)

Apartment Type	Apartment Nos.	Area As Per RERA							
		CARPET AREA		BALCONY AREA		TERRACE AREA		USABLE CARPET AREA	
		SQ.MT	SQ.FT	SQ.MT	SQ.FT	SQ.MT	SQ.FT	SQ.MT	SQ.FT
2BHK	1,2	55.68	599.34	2.12	22.82	1.57	16.90	59.37	639.0
3BHK (COMFORT)	3,4	74.48	801.70	2.24	24.11	2.24	24.11	78.97	850.0

Amenities at a glance



Gym



Swimming Pool



Gazebo



Pool Side Deck



Children Play Area



Party Lawn & Landscape Garden



Senior Citizen Sit Out



Grand Entrance Lobbies



Club & Multipurpose Hall



Cafe / Lounge



Yoga



Squash Court



Indoor Games



Intercom Facility



Vertical Garden



2/4 Wheel Parking



Animal Water body Fountain



Library

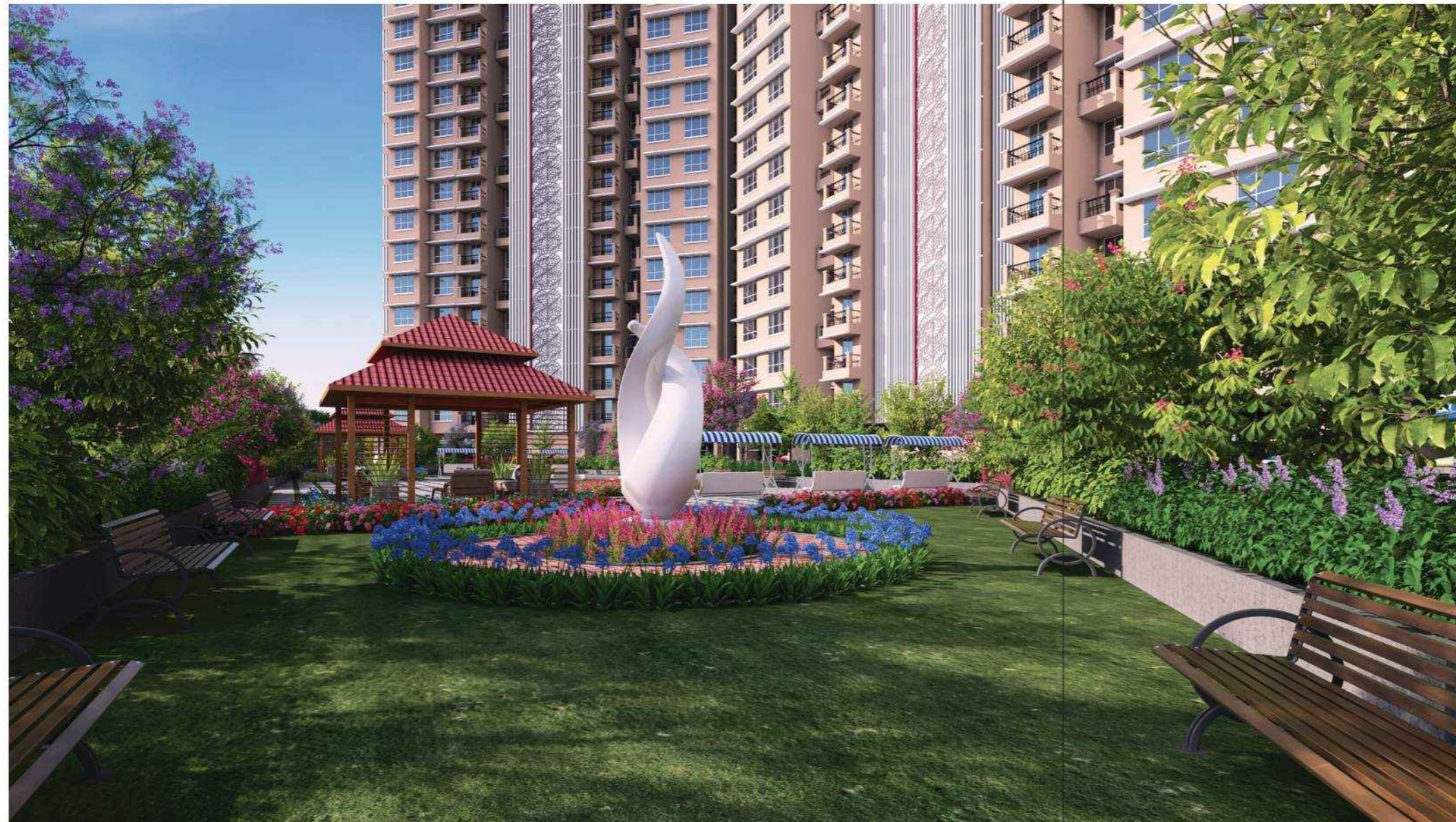


School Bus Pickup Point

A place that defines extravagance in every sense in lap of nature

Open your home window to breathe the virgin air fresh from the mountains and enjoy breath taking glimpses of nature

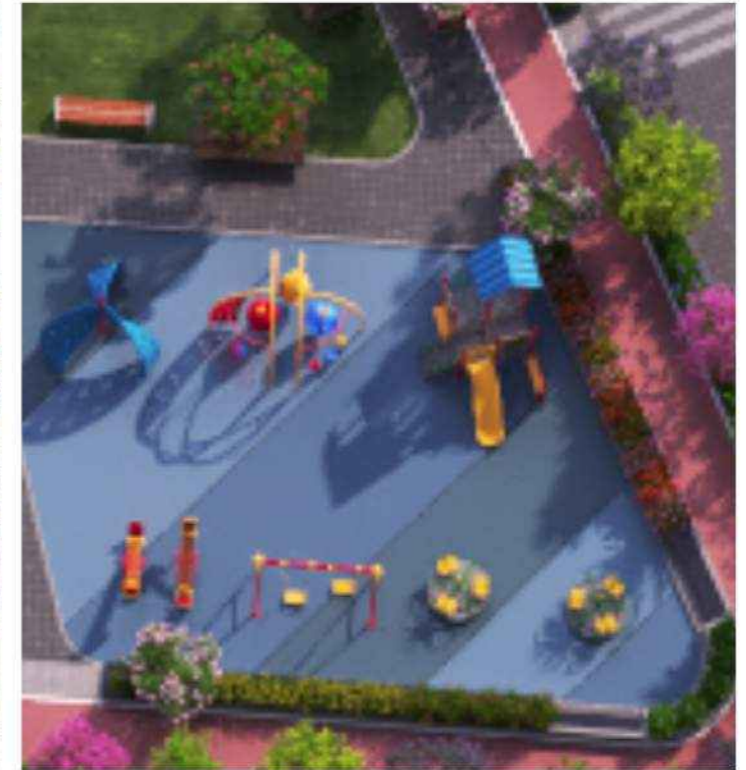
An iconic landmark in the making that will set a new standard in luxury & comfort living. Life at Rainbow County is beyond four walls with a one-of-a-kind lifestyle with top-notch design and thoughtful architecture for a harmonious life. It is a blissful blend of high-end living and modern amenities where every day is a celebration. It is a world that goes beyond the realms of luxury living and introduces you to a wholesome living experience. Pamper your senses with magnificent amenities that elevate your moments with your family.



Work Hard during the day and rejuvenate during the night

Re-energise your senses after a hectic day in the vast expanse of a landscaped garden where you can unwind with your family and friends. This is the elixir that will rejuvenate your mind as you indulge yourself in some recreational activity or spend some time amidst lush greenery and breathing in fresh air under the starry sky. Now make your mornings refreshing before going in to work with a brisk walk or jog with your partner or a quick gaming session with your fellow residents. You have got many options to indulge in for all age group, to have a life outside work and home.

A one-of-a-kind environment with lush landscapes that promotes well-being



Health & Leisure



Proposed Specifications :

RCC/CIVIL WORK

- ⊙ Earthquake Resistant RCC Structure as per relevant IS Code.
- ⊙ Termite Treatment.
- ⊙ Water Proofing with 10 years Warranty

FINISHING

 **Tiling: (Floor)** - Living Room, Bed Room, Kitchen - Vitrified Tiles. Toilet Flooring - Antiskid Tiles.

 **Master Bed Room** - Laminated Wooden Flooring.

 **Entrance Lobbies** - Imported Marble.

 **Kitchen Platform** - Granite


 **Windows** : Aluminum Powder Coated Section Sliding Windows with 5 mm Clear Glass.


 **Door Frames** : Entrance & Bed Rooms - Wooden. Toilets - Marble or equivalent.


 **Door Shutters : Main Door** - Fire Resistance Flush Doors - **Bed Room & Toilets** - Flush Doors


 **Toilet Bath Room Accessories** - Stainless Steel.


 **Hardware** : Brass, Aluminum or Stainless Steel.

 **Kitchen Sink** : Stainless Steel with anti-noise pad and anti-rust coating.

 **Electrical** : Concealed Electrical Wiring, Sufficient electrical points as per requirement, ELCB and MCB.

 **Plumbing CP and Sanitaryware** : Concealed UPVC, CPVC Pipes, PRVs, OHT, UGT, Water Pumps.

 **Paints** : Internal : Premium Acrylic Emulsion Paint. External -Weather Shield anti-Fungal Paint.

 **Lifts** : Passenger and Goods / Stretcher Fire Lifts of reputed makes.

OTHERS:

- ⊙ Water Purifier in each flat.
- ⊙ Exhaust Fans in Kitchen and Toilets.
- ⊙ Geysers in Kitchen & Bath Rooms
- ⊙ Gas Detection Alarm
- ⊙ Visitor's Tracking Kiosks.

SERVICES/FACILITIES:

- ⊙ In house Transport Service.
- ⊙ Power Back-up for Designated/Common Areas.
- ⊙ Solar Lighting for Common Areas.
- ⊙ Rain Water Harvesting.
- ⊙ Sewage Treatment Plant.
- ⊙ Fire Fighting.
- ⊙ 24 hour Security System, CCTV, VDP, Security Cabin.
- ⊙ Garbage Chute.
- ⊙ Society Office.
- ⊙ Drivers Waiting Room and Toilets.

SUSTAINABLE DEVELOPMENT : ENVIRONMENT FRIENDLY PRACTICES AND INPUTS :

- ⊙ Sustainability Construction Audit
- ⊙ Water Conservation Faucets.
- ⊙ Rainwater Harvesting
- ⊙ Sewage Treatment Plant with zero effluent.
- ⊙ Use of Recycled (Approved) Building Material.
- ⊙ Select Plants and Trees in Landscaping.
- ⊙ Indoor air Quality Periodic audit.
- ⊙ Usage of Eco-friendly Chemicals, Paints and Adhesives having Low-VOC.
- ⊙ Maximal Usage of Green Certified Finishing Products/Material.

PRODUCT BRANDS:

- ⊙ Entrance Lobbies: Composite / Imported Marble
- ⊙ Flooring Tiles: RAK, Johnson, Kajaria or equivalent.
- ⊙ Laminated Wooded Flooring: Armstrong, EGGER or equivalent.
- ⊙ Flush Doors: Zyrex Asian Timbers or equivalent.
- ⊙ Locks: Yale, Godrej, Sobeet or equivalent.
- ⊙ Sanitary Ware: Hindware, Parryware, Jaquar or equivalent.
- ⊙ CP Fittings: Jaquar, Kohler, Grophe or equivalent.
- ⊙ CI Pipes: Tata, Jindal, Zenith or equivalent.
- ⊙ CPVC / UPVC: Supreme or equivalent.
- ⊙ Electrical Wires: Havells, Polycab, KRI or equivalent.
- ⊙ Switches / Sockets: Scheider, Havells or equivalent.
- ⊙ Lifts: Schindler, Johnson, Citi Lifts or equivalent.
- ⊙ Paint Internal: Acrylic Emulsion, Asian, Jotun, ICI or equivalent.
- ⊙ Paint External: Weather Shield Asian, Jotun, ICI or equivalent.
- ⊙ Water Pumps: Kirloskar, KSB or equivalent.
- ⊙ Gen Set: Kirloskar, Greaves or equivalent.



TOWNSHIP FOR THE ELITE

A Locale with Defence Community intermingling with the Civilians
Blissful living in lap of Nature filled with

CAMARADERIE



THE TEAM - ASSOCIATES & ADVISORS

Master Planner & Principal Design Architect
ARCHITECT REZA KABUL



Design & Liasoning Architect
AMBIAANCE DESIGN PVT.LTD.



Structural Engineers
J+W CONSULTANT



Landscape Designers
**TAIB LANDSCAPE PVT. LTD.
MALAYSIA**



Environmental Consultant
**PRISTINE ENVIRONMENTAL
SOLUTIONS**



Engineering Services
GEM ENGSERV



Solicitors & Advocates
DSK LEGAL



The Builder & Developers



ANANTHAM EPIC HOMES

(An ISO 2009:2015 Certified Company)

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- 🌐 Website : www.aehomes.co.in

Marketing Associates



MALAY EPIC HOMES

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- 🌐 Website : www.malay.co.in

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