

RERA NO.:
UPRERAPRJ572873/11/2024
<https://up-rera.in/projects>



The
kutumb
THE HEARTBEAT OF FAMILY LIVING
4 BHK RESIDENCES

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The
kutumb
THE HEARTBEAT OF FAMILY LIVING

Welcome to The Kutumb, where luxury and nature blend seamlessly to offer you a lifestyle beyond compare. Situated in the heart of Aditya World City, this iconic project offers spacious 4BHK condominiums, panoramic views, and world-class amenities.



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A landmark residential project designed for those who value luxury, exclusivity, and unparalleled comfort



THE KUTUMB
ADITYA WORLD CITY

THE KUTUMB

ADITYA WORLD
CITY

THE KUTUMB

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Grand Arrival Experience

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The Future of Premium Living

- Double height Grand Entrance lobbies
- 3.5 Acres of Integrated Landscaped Green -including 30 m Green Belt
- Club ceiling height - 8.55 meters (first time in NCR)
- Apartment ceiling height - 3.6 meters (highest in NCR)
- Unique Tower Design with 270 degree Panoramic Views





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A Grand Facade for a Luxurious Life



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Step Into Grandeur, Welcome to Luxury



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Panoramic Views



Artistic Image

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Experience Grandeur at Every Level

- 10' Ft Party Decks with expansive views
- Luxurious penthouses with sky-deck access
- Gated community with 24x7 security and CCTV surveillance
- Surrounded by lush greenery and serene water features
- Nature's embrace and private spaces that promote relaxation and harmony.
- Strategically located in Aditya World City, next to 14-lane NH-24 in Ghaziabad, offering unmatched connectivity.



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Lush greenery and water Features

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Landscaping by Morphogenesis, a renowned design firm. Dedicated Niksen relaxation spaces featuring swing courts, hammock courts, and reflexology gardens.

Four interconnected lavish towers symbolizing unity and togetherness.





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Sky Deck – Where Views Meet Serenity



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A Terrace for All to Enjoy



T4

T3

Render Image

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Your Journey Begins with Grandeur



- Where Luxury Meets Open Skies!
- Apartment ceiling height - 3.6 meters

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Game On, Greatness Awaits!



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The Perfect Blend of Nature and Sophistication



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A Bedroom Designed for Dreams!



A Living Space That
Speaks Sophistication!

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A Space to Relax, Socialize, and Unwind



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Club ceiling height - 8.55 meters



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Your Go-To Destination for Fun and Fitness!



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Game On, Greatness Awaits



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Every Move Counts,
Every Mind Wins



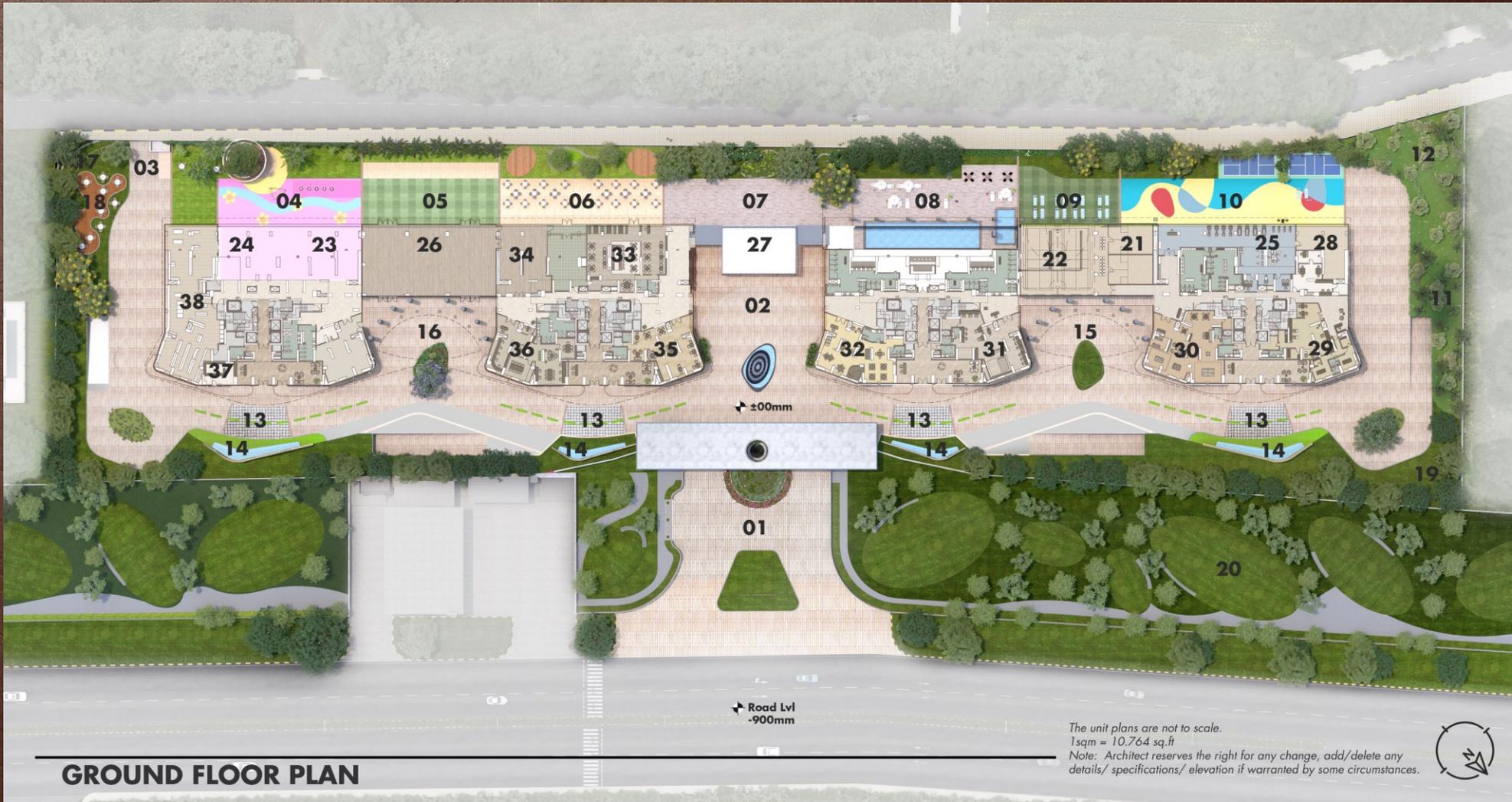


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All Corner Apartments with Panoramic Balconies



- LEGEND**
- 01. Entrance Plaza
 - 02. Club Drop Off
 - 03. Entry for Delivery Partners
 - 04. Tot-Lots
 - 05. Banquet Spillover Space
 - 06. Business Centre Spillover
 - 07. Tree Court
 - 08. Pool, Kid's Pool and Pool Bar
 - 09. Yoga Garden
 - 10. Space for Recreation
 - 11. Dense Vegetation
 - 12. Services
 - 13. Tower Drop Off
 - 14. Water Feature Wall
 - 15. Sports Area Drop Off
 - 16. Banquet Drop Off
 - 17. Outdoor Cafe and Kiosks
 - 18. Outdoor Seating
 - 19. Pet Park
 - 20. Green Belt
 - 21. Squash Court
 - 22. Badminton Court
 - 23. Kids play Area
 - 24. Senior Citizen Area
 - 25. Gym
 - 26. Banquet / Multipurpose Hall
 - 27. Club lobby
 - 28. Dance/Zumba Studio
 - 29. Spa & Salon
 - 30. Gaming Zone
 - 31. Indoor Gaming Centre
 - 32. Kids Play Centre
 - 33. Restaurant
 - 34. Pre Function Area
 - 35. Cafe
 - 36. Business Centre
 - 37. Pharmacy
 - 38. Convenience Store

GROUND FLOOR PLAN

The unit plans are not to scale.
 1sqm = 10,764 sq.ft
 Note: Architect reserves the right for any change, add/delete any details/ specifications/ elevation if warranted by some circumstances.

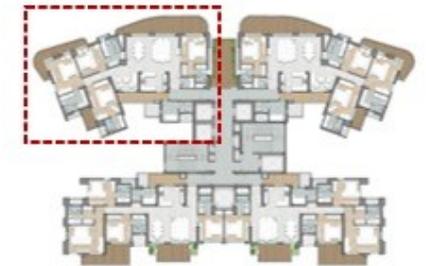


TYPICAL UNIT PLAN (A) 4BHK+ FAMILY LOUNGE MODULE

4BHK WITH 4 TOILET
DRESSER IN MASTER
BEDROOM
FOYER AND POWDER ROOM
UTILITY ROOM WITH
ATTACHED TOILET



RERA CARPET AREA	166.25 Sqm
COVERED AREA	1789.52 Sqft
Balcony Area	191.47 Sqm
	2060.98 Sqft
	52.19 Sqm
	561.74 Sqft



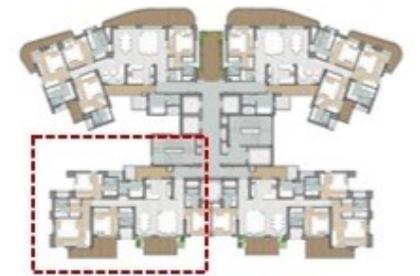
The unit plans are not to scale.
1sqm = 10.764 sq. ft

Note: Architect reserves the right for any change, add/delete any details/ specifications/ elevation if warranted by some circumstances.

TYPICAL UNIT PLAN (B) 4BHKMODULE

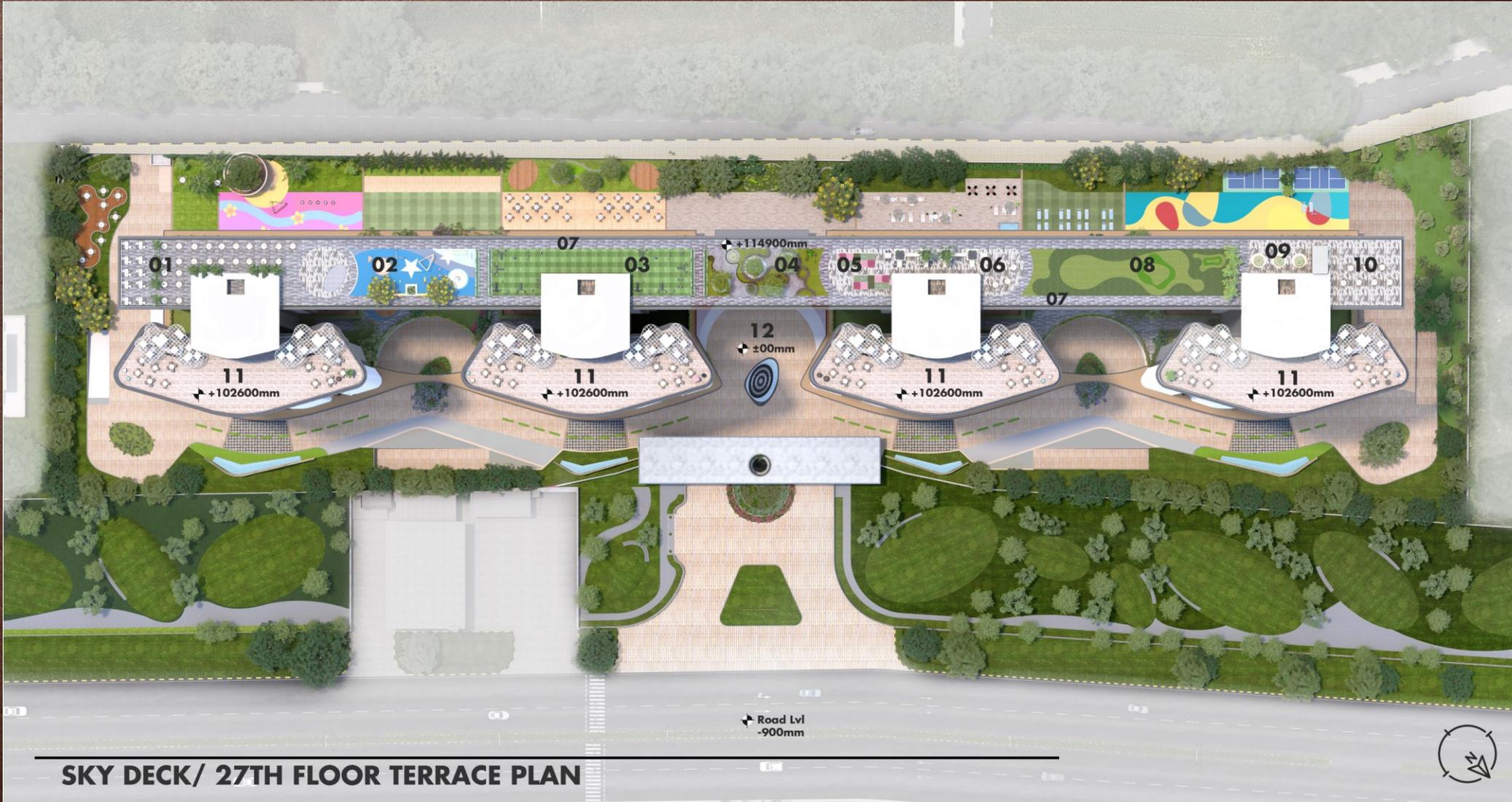
**4BHK WITH 4 TOILET
DRESSER IN MASTER
BEDROOM
UTILITY ROOM WITH
ATTACHED TOILET**

RERA CARPET AREA	140.02 sqm
COVERED AREA	1507.18 sqft
TOILET	165.10 sqm
COVERED AREA	1776.48 Sqft
Balcony Area	37.00 Sqm
	398.31 Sqft



The unit plans are not to scale.
1sqm = 10.764 sq. ft

Note: Architect reserves the right for any change, add/delete any details/ specifications/ elevation if warranted by some circumstances.



- LEGEND**
- 01. Evening Cafe
 - 02. Children's Park
 - 03. Outdoor Gym
 - 04. Reflexology Park
 - 05. Healing Garden
 - 06. Chess Park
 - 07. Jogging Track
 - 08. Putting Greens
 - 09. Senior Citizen Area
 - 10. Breakfast Cafe
 - 11. 27th Floor Terrace
 - 12. Ground Floor

SKY DECK/ 27TH FLOOR TERRACE PLAN

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THANK YOU