



WHERE YOUR
IMAGINATION COMES ALIVE

NUMAX CITY

NUMAX
Air quality detector

CO	0045	PM10	02
CO2	0595	PM2.5	0.2
PM10	0057	TVOC	0.3

16:50:30



NUMAX CITY



TREE-LINED WIDE WALKWAYS



PIONEERING AESTHETIC AND DELIGHTFUL LIVING SPACES

The name Numax, which echoes through the elite's hallways, introduces an unparalleled project that draws inspiration from Muzaffarnagar artistic persona. As the masters of luxury in Delhi NCR, we are delighted to expand our presence here. our goal is to establish a line of superbly designed residences that combine Sustainability and extravagance. our expertise in understanding the consumers' unsaid aspirations has led us to create this spectacle that will add glory to the ever-glorious town of muzaffarnagar.

Mr Sunil Goel

MD-Numax Realcon Pvt. Ltd.



• LIVE THE NUMAX EXPERIENCE •

35 *Years*
of
real estate
experience

Mr. Sunil Goel, a visionary leader with over 35 years of expertise in real estate, drives NUMAX forward. He has transformed cities such as Delhi, Faridabad, Vrindavan, Lucknow, Chandigarh, Ludhiana, Indore, Rohtak, Jaipur, and Bhiwadi. Under his leadership, over 100 million square feet of exceptional projects have been delivered across India.



-
- Delhi
 - Faridabad
 - Vrindavan
 - Lucknow
 - Chandigarh
 - Indore
 - Ludhiana
 - Rohtak
 - Jaipur
 - Bhiwadi

UPRERAPRJ619809/08/2025

UPRERAPRJ937192/08/2025



35 Years of real estate experience



CONCEPT OF NUMAX EUROPIA VILLA, NUMAX CITY, MUZAFFARNAGAR

Presenting the First-of-its-kind at Muzaffarnagar

The Expandable Villas just for you!



EUROPIA

BEYOND LUXURY

LUXURY VILLAS: PLOT SIZE 200 SQ. YDS | PLOT SIZE 150 SQ.YDS VILLAS



ROAD



CLUB HOUSE



40+ Premium Amenities



24X7 SECURITY



FULLY EQUIPTED GYM



KIDS PLAY AREA

www.numaxltd.com

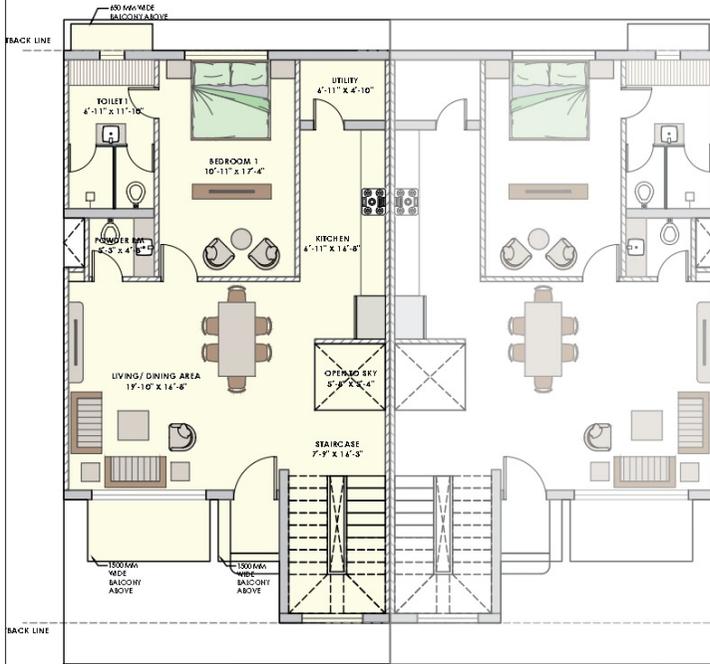


• LIVE THE NUMAX EXPERIENCE •

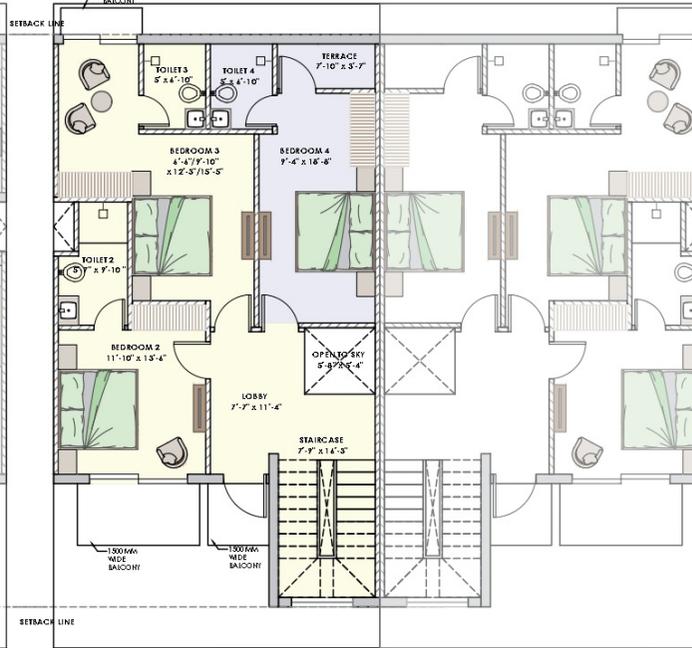
35 Years
of
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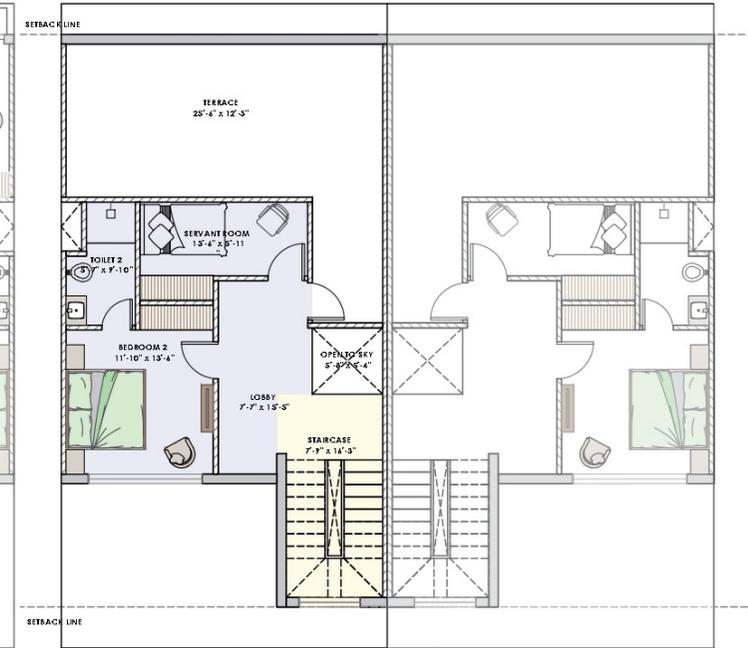
VILLA -150 SQ.YARDS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT	
PARTICULARS	AREA (SQM)
Total Plot Area (8m x 15.68m)	125.44
Base FAR	2.00
FAR Area @ 2.0	250.88

LEGEND	
SALE AREA	
FUTURE EXPANSION AREA	

ARCHITECTS
Studio Rawfine
 #G16/36, Ground Floor
 Sector- 15, Rohini, Delhi 110085
 M: +91-9810664013
 E: contact@studiorawfine.com

PROJECT TITLE
NUMAX CITY @ MUZAFFARNAGAR

DRAWING TITLE
150 SQYD VILLA LAYOUTS

Drawn By	Checked By	Approved By	NORTH	Size
FF	GA	NJ		A3
Scale				Rev
NTS				
Drawing Number	2513-NMV-SRF-AR-150-01			RO

S.NO	NAME	A		B		C		D		A+C		B+D		OPEN AREA	
		BUILT-UP AREA/ SALE AREA		FUTURE EXPANSION SALE AREA		TOTAL SALE & FUTURE SALE AREA									
		SQM	SQFT	SQM	SQFT	SQM	SQFT	SQM	SQFT	SQM	SQFT	SQM	SQFT	SQM	SQFT
1	GROUND FLOOR	103.30	1111.91		0.00	103.30	1111.91	22.14	238.31						
2	FIRST FLOOR	68.23	734.42	23.55	253.49	91.78	987.91	8.05	86.65						
3	SECOND FLOOR	14.06	151.34	40.39	434.75	54.45	586.09	81.52	877.47						
	TOTAL	185.59	1997.67	63.94	688.24	249.53	2685.92	111.71	1202.44						

VILLA-200 SQ.YD



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT	
PARTICULARS	AREA (SQM)
Total Plot Area (9m x 18.6m)	167.40
Base FAR	1.80
FAR Area @ 1.8	301.32

LEGEND	
SALE AREA	
FUTURE EXPANSION AREA	

S.NO	NAME	A	B	C	D	A+C	B+D	OPEN AREA	
		BUILT-UP AREA/ SALE AREA	FUTURE EXPANSION SALE AREA	TOTAL SALE & FUTURE SALE AREA			SQM	SQFT	
		SQM	SQFT	SQM	SQFT	SQM	SQFT	SQM	SQFT
1	GROUND FLOOR	114.65	1234.08	5.10	54.90	119.75	1288.98	44.96	483.94
2	FIRST FLOOR	76.79	826.56	27.83	299.56	104.62	1126.12	13.37	143.91
3	SECOND FLOOR	40.83	439.49	34.97	376.41	75.80	815.90	28.58	307.63
	TOTAL	232.27	2500.13	67.90	730.87	300.17	3231.00	86.91	935.49

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PROJECT TITLE
NUMAX CITY @ MUZAFFARNAGAR

DRAWING TITLE
200 SQYD VILLA LAYOUTS

Drawn By	Checked By	Approved By	NORTH	Size
SS	GA	NJ		A3
Scale				R4
NTS				
Drawing Number				Rev
2513-NMV-SRF-AR-200-01				

STRUCTURE



Earthquake Resistant
Rcc Framed Structure.

PARKING



Two Parking For Each Villa

DRAWING/DINING SPACE/ ENTRANCE/LOBBY



Flooring
Wall

Vitrified Tile
Plastic Emulsion Paint
over POP punning

KITCHEN



Flooring
Kitchen
Cabinets
Wall
Ceiling

Fittings & Fixtures

Vitrified Tiles
Superior quality Granite
Modular Kitchen
Combination of Superior Quality
Plastic Emulsion Paint
Plastic Emulsion Paint over POP punning
55 Sink, chromium Plated Fittings, Chimney
(Hindware or equivalent) & Hot Water Supply

MASTER BEDROOM



Flooring Vitrified Tiles
 Wall Plastic Emulsion Paint
 over POP punning

OTHERS BEDROOMS



Flooring Vitrified Tiles
 Wall Plastic Emulsion Paint
 over POP punning

BALCONY/VERANDAH



Flooring Anti Skid Tiles
 Wall Exterior Anti Fungal Paint of
 Good Quality,
 Railing Combination of parapet wall
 and Painted MS railing
 as per façade design/Elevation.

MASTER TOILET



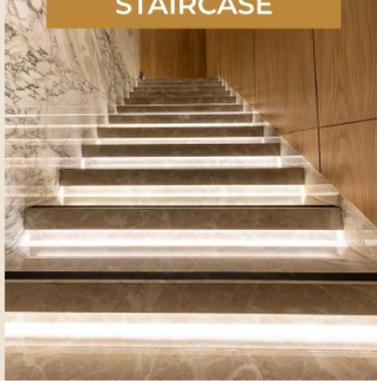
Flooring Anti Skid Tiles
 Walls Combination of Decorative Tiles and
 Acrylic Emulsion Paint
 Sanitary Chinaware of Hindware/ Jaquar or equivalent
 Counter Superior quality natural stone like
 granite/marble as per design
 Fittings & Fixtures CP Fittings of Hindware/Jaquar or equivalent

TOILETS & POWDER ROOM



Flooring Anti Skid Tiles
 Wall Combination of Decorative Tiles and
 Acrylic Emulsion Paint
 Sanitary ware Chinaware of Hindware/ Jaquar or Equivalent
 Counter Superior quality natural stone like
 granite/marble as per design
 Fittings & Fixtures CP Fittings of Hindware/Jaquar or Equivalent

STAIRCASE



Flooring Treads & Risers of Marble/Granite
Railing M.S. Railing

SERVANT ROOM/UTILITY



Flooring Ceramic Tiles or equivalent
Wall Oil bound distemper Paint
Ceiling Oil bound distemper Paint
Toilet Anti skid Ceramic Tiles

TERRACE



Parapet Wall Exterior Anti Fungal Paint of Good Quality.
Railing Combination of Parapet wall and Painted MS railing as per design

DOOR /WINDOWS



Main Door Polished Hardwood Frames (Marandi/SAL or equivalent) with Skin molded Doors
Internal Doors Polished Hardwood Frames (Marandi/SAL or equivalent) with Skin molded Doors
Toilet Doors Polished Hardwood Frames (Marandi/SAL or equivalent) with Skin molded Doors
External Doors and Windows Imported UPVC Doors and Windows
St. Room 7 high Hardwood Frames(Marandi or equivalent) with Laminated Doors.

OTHER IMPORTANT SPECIFICATIONS



Air Conditioning Provision for High wall Air Conditioning by providing drain pipes of Family Lounge/Master bedrooms/Bedrooms/ Multipurpose Hall
E Security Secured Gated Community
Plumbing CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes
Electrical Modular switches, wiring with MCB's & Wardrobes Light Fittings in false ceiling only as per Design



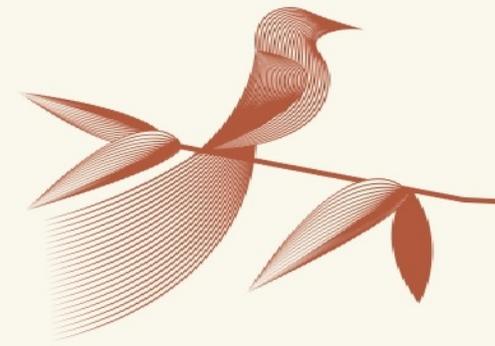
Disney+
notstar





*Your plot,
your lifestyle,
your pride*





- Sculpture Garden - Theme-based art and manicured greens for cultural charm.
- Oxygen Park - A refreshing green retreat to breathe and rejuvenate.
- Fragrance Garden - Aromatic blossoms that create a soothing ambience.
- Healing & Meditation Garden - Calm corners for inner peace and mindful living.







NORTH



ORGANIC FARMING PATCH

FORMATIVE ENGLISH GARDEN

OXYGEN PARK

COMMUNITY GATHERING PARK--2
(LANDSCAPE LAWNS FOR FESTIVAL GET TOGETHER AND OTHER MISCELLANEOUS ACTIVITIES)

KITTY GARDEN

MEANDERING FOREST PARK

FRAGRANCE GARDEN

AXIS CORRIDOR FOR LONG
EXPERIENTIAL WALK
HEALING AND MEDITATION GARDEN

SPORTS HUB
(LANDSCAPED PLAY COURTS
BADMINTON ,PICKLE BALL,TENNIS,HALF BASKET BALL COURTS IN SYNTHETIC FLOORS)

MEANDERING FOREST PARK

COMMUNITY GATHERING PARK--1
(LANDSCAPE LAWNS FOR FESTIVAL GET TOGETHER AND OTHER MISCELLANEOUS ACTIVITIES)

KIDS ACTIVITY PARK

16.5M. WIDE DRIVEWAY

9M. WIDE DRIVEWAY

ENTRY TO PARK WITH PALM AVENUE

CALLESTHENIC/YOUTH ACTIVITY PARK
(LANDSCAPED LAWNS FOR YOUNG RESIDENTS INCLUDES
VARIOUS YOUTH ACTIVITIES FOR FUN ,HEALTH AND
ACTIVE LIFESTYLE)

ARRIVAL PLAZA
(MULTITIERED FEATURE FOUNTAIN WITH
SCULPTURAL INPUTS AND VIEW GALLERY TO
ENJOY SCENIC LANDSCAPE)

SCULPTURE GARDEN
(VISUAL LANDSCAPED LAWNS AT THE ENTRY PLAZA WITH
THEME BASED SCULPTURES /STATUES TO ENHANCE THE
ARRIVAL EXPERIENCE)

16M. WIDE DRIVEWAY

GUARD ROOM

MIST & MOUND PARK
(LANDSCAPE VISUAL FOR SITTING & LEISURE ACTIVITIES)

ENTRY ROUND-ABOUT



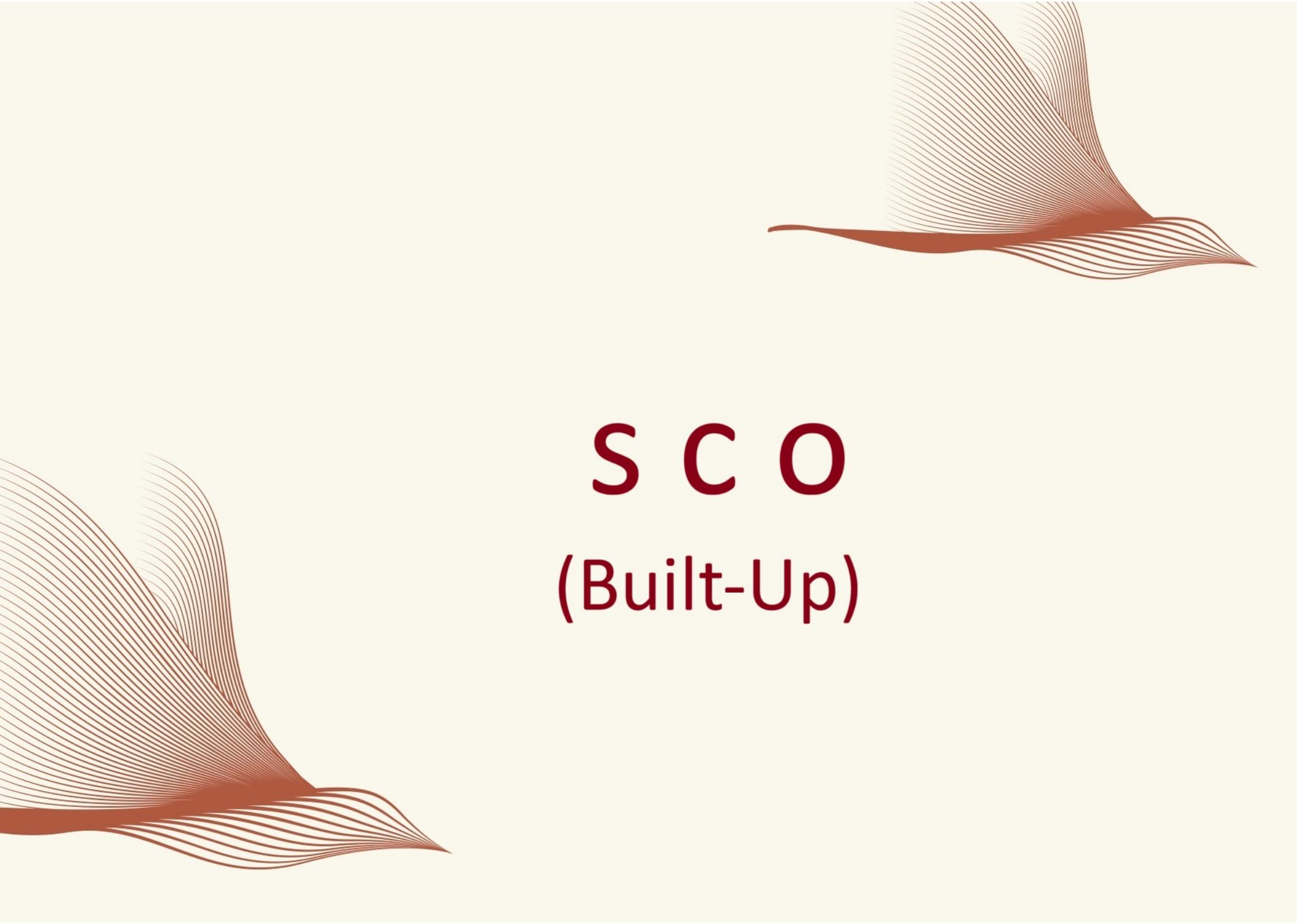


35 Years
of real estate
experience

NUMAX

LIVE THE NUMAX EXPERIENCE

Independent Floors



S C O
(Built-Up)



NUMAX CITY



Fashion Sale
SAVE UP TO 40%

Us Dollar Store

Us Dollar Store

MECCA FASHION
SALE
VERSACIA

VERSACIA

Saucy Oscar

Wooland

VERSACIA

Us Dollar Store

Saucy Oscar

Saucy Oscar

Hawills

Saucy Oscar

McBrown

Saucy Oscar

Hawills

Saucy Oscar

McBrown

Louis

Us Dollar Store



C-01

C-02

**Built-Up Area
in (sq.ft)**

421

SECOND FLOOR PLAN

— PLOT LINE



D-01

D-02

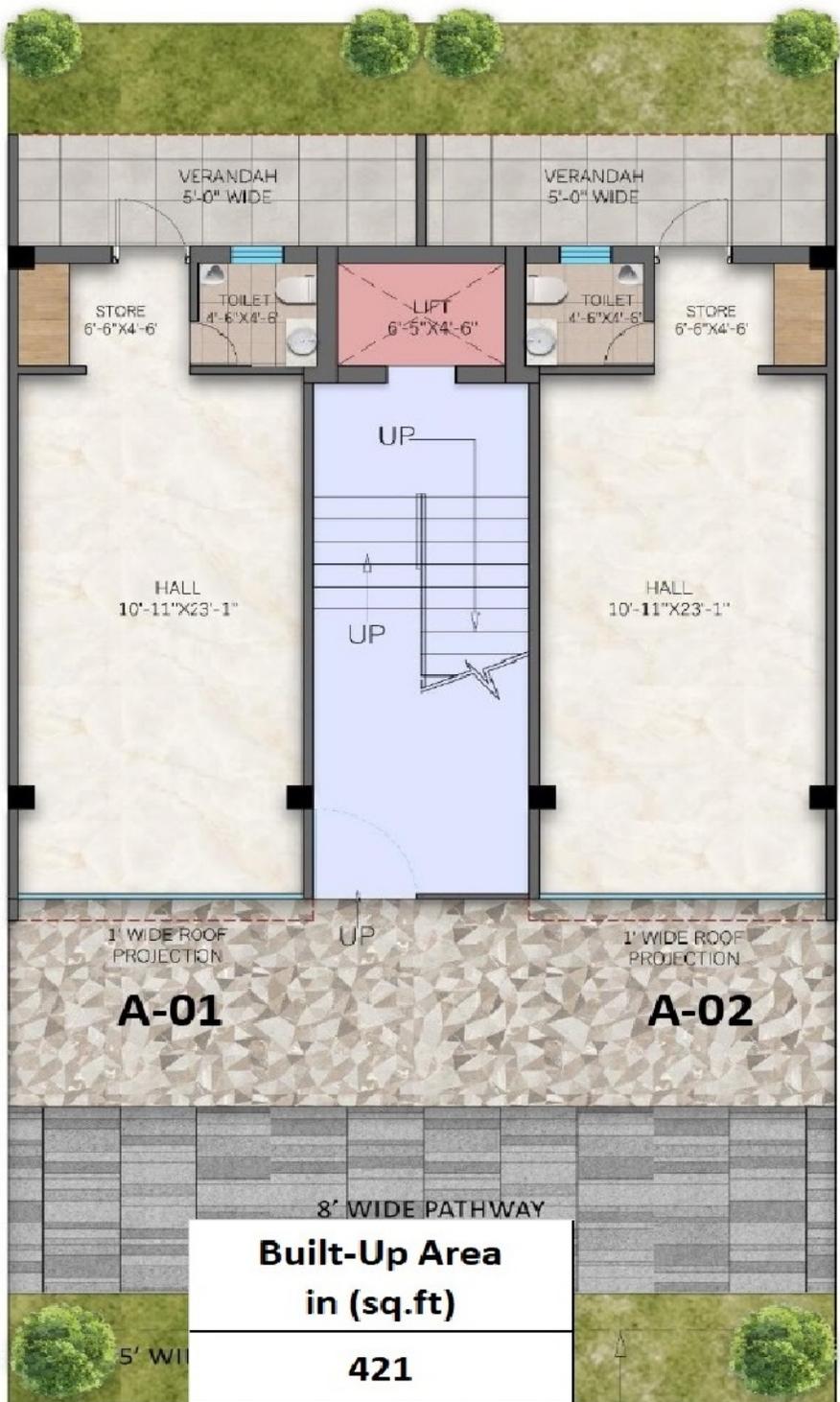
**Built-Up Area
in (sq.ft)**

421

167

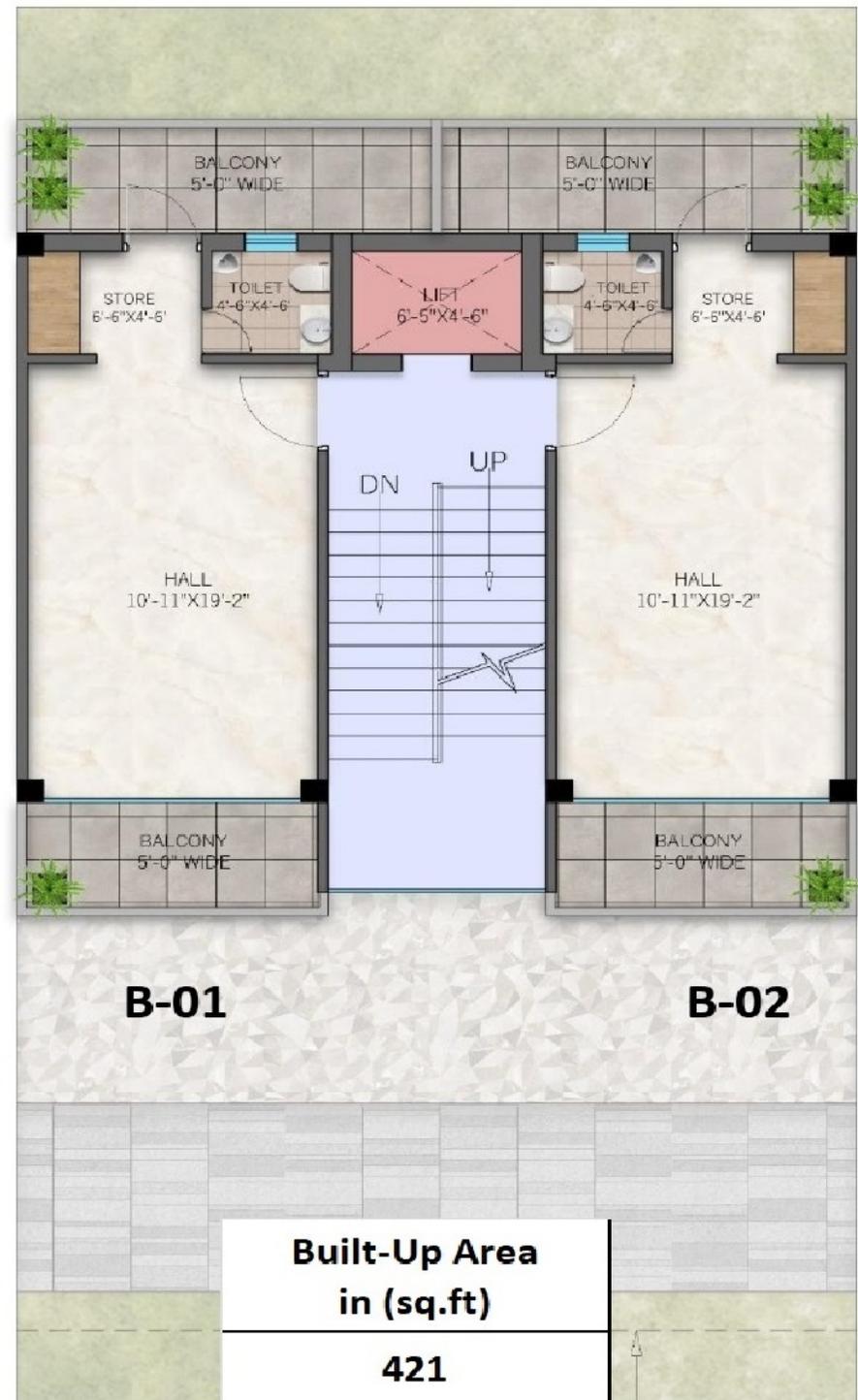
THIRD FLOOR PLAN

— PLOT LINE



GROUND FLOOR PLAN

PLOT LINE



FIRST FLOOR PLAN

PLOT LINE



THE CLUB

Refining your Lifestyle with Premium Amenities



Swimming Pool



Reading Room



Mini Theater



Restaurant



Community Hall



Bar Lounge



Indoor Games



Meeting Lounge



Squash Court



Badminton Court

CLUB HOUSE



INTEGRATED TOWNSHIP



112 NOS.
250 SQ. YDS.
(Premium Residential Plots)



LEGENDS -

1. ENTRY/EXIT
2. GREEN LAWN
3. FOREST
4. WATER BODY
5. FRAGRANT GARDEN
6. CHILDREN'S PLAY AREA
7. REFLEXOLOGY PARK
8. FOUNTAIN WATER BODY
9. AMPHITHEATER
10. GAZEBO
11. SITTING PLAZA
12. MOUNDS
13. MAZE
14. RESIDENTIAL ENTRY GATE
15. GUARD ROOM & PUBLIC CONVICNCE
16. HEALTH CENTER
17. TOT-LOT
18. SITTING AREA
19. FLOWER BED
20. SENIOR CITIZEN COURTYARD
21. PALM TREE AVENUE
22. OPEN GYM
23. PATHWAY
24. BUTTERFLY GARDEN
25. PARGOLA
26. CIRCULAR STEPPED SENIOR CITIZEN SITTING
27. INTERACTIVE DECK SITTING
28. JOGGING TRACK
29. WATER STREAM DECK SITTING
30. TOPIARY GARDEN
31. SKATING RINK
32. CIRCULAR SEATING PLAZA
33. GRASS MOUND
34. YODA & MEDIATAION DECK
35. CRICKET NET
36. TENNIS COURT
37. BADMINTON COURT
38. VOLLEYBALL COURT
39. BASKET BALL COURT
40. CLUB
41. SWIMMING POOL
42. KID'S POOL
43. KIOSK
44. VENDING ZONE
45. NURSERY SCHOOL
46. POST OFFICE
47. ANGANBADI

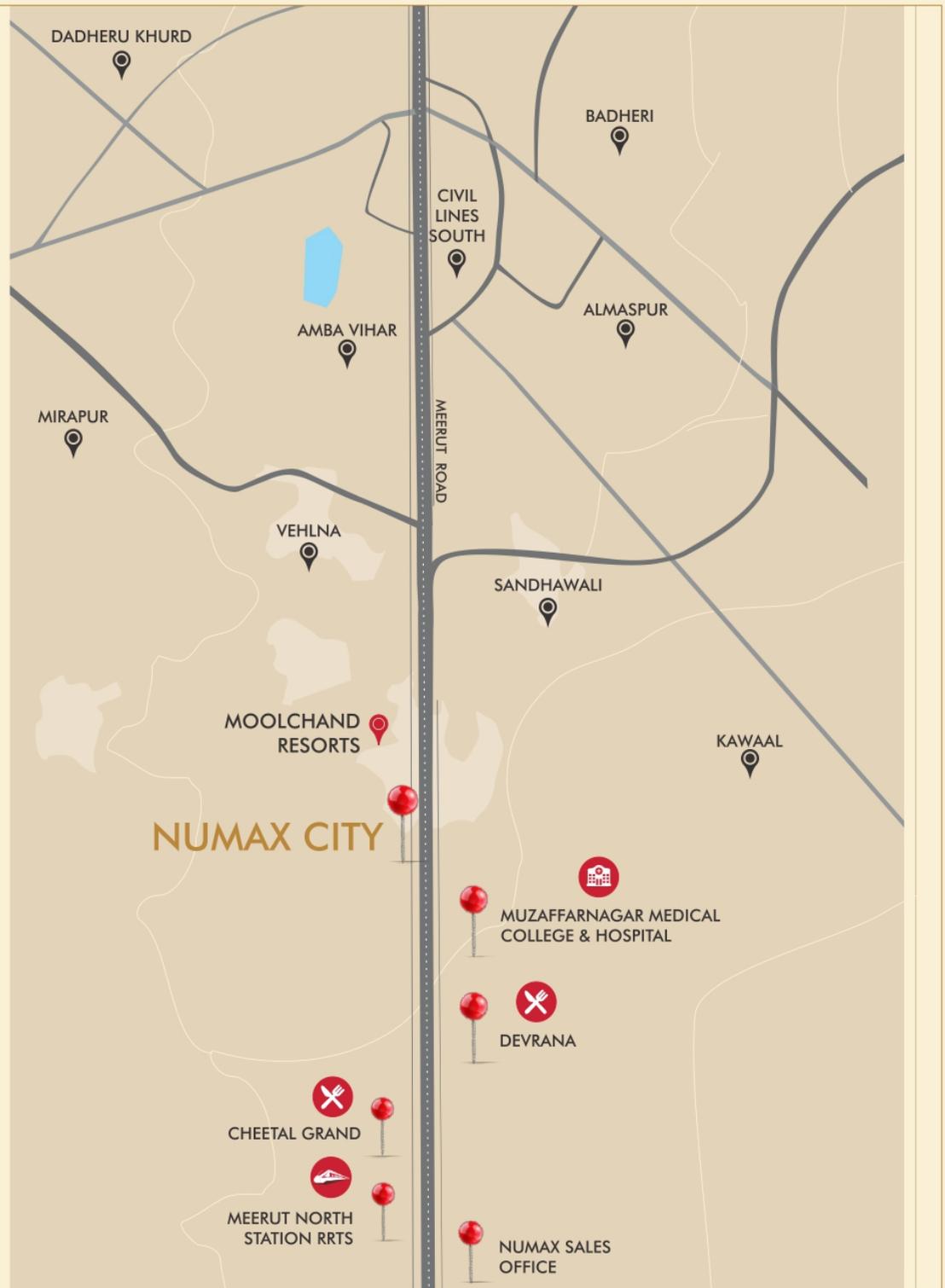


**SITE PLAN
(DRAFT)**

ATTRACTIVE AND ADVANTAGEOUS LOCATION



Numax City, Muzaffarnagar (Adjacent to Moolchand Resort),
On Delhi-Haridwar Highway





NUMAX CITY, Delhi-Dehradun Highway, Muzaffarnagar, Uttar Pradesh- 251203



UPRERAPRJ619809/08/2025



UPRERAPRJ937192/09/2025



**MUZAFFARNAGAR
DEVELOPMENT
AUTHORITY**

ADDRESS

BANK NAME - Punjab National Bank • NUMAX REALCON PVT.LTD COLLECTION A/C NUMAX CITY-1 • BANK ACCOUNT NAME - 2514002900000092 • IFSC CODE - PUNB0251400 • BRACH - PNB industrial area Muzaffarnagar
BANK NAME - Punjab National Bank • NUMAX REALCON PVT.LTD COLLECTION A/C NUMAX CITY-2 • BANK ACCOUNT NAME - 2514002900000113 • IFSC CODE - PUNB0251400 • BRACH - PNB industrial area Muzaffarnagar
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