



Federation Enclave

Aizawl, Mizoram

RERA REG. NO: PRN 001 OF 2022/MIZRERA

AMC PERMIT NO: BP004619

Blue Mountain Construction Engineering and Services Pvt. Ltd.

Registered Office: H/No. C-IV/66-B, Chawhmun, Aizawl - 796009, Mizoram Site

Office: Federation Enclave, Government Complex, Luangmual, Aizawl, Mizoram



Located at Aizawl, Mizoram, in the land of the Blue mountains, FEDERATION ENCLAVE is a world class housing complex in North-East India. Built exclusively for the Government Employees of the State on a tailor-made/made-to-order format and in partnership with the Government of Mizoram representatives, it features 344 residences of three basic types, making it among the largest Mass Housing Project in the North East India. These premium residences are available at affordable rates and with housing loans offered by major banks, it is now possible for a cross-section of Government Employees to acquire these dream residences and experience for the first time a world-class Gated Community living. All your day to day worries in running the residences will be taken care of by the professionally trained Estates and Facilities Management Team.

The joyful enthusiasm and gregarious spirit, which is the Mizo way of life, is brought to the fore by Internationally famous MASTER ARCHITECT PROF. CHRISTOPHER BENNINGER's signature design and architecture. This project is designed and engineered by CCBA DESIGNS from Pune, that created world class landmarks like the IIM Calcutta (New Campus), IIT Hyderabad, Suzlon One Earth, Azim Premji University, Town Planning for the city of Thimphu, Bhutan.

Tlangram, Mizoram khawpui Aizawl-a din FEDERATION ENCLAVE hi North-East India-a World Class Housing Complex hmasa berte zinga mi a ni. Mizoram Sorkar hnuaja thawk zawng zawngte tana tailor-made/made-to-order format-a din a nih bakah Mizoram Sorkar Representative-te nena thawkho-a he Project hi kalpui a ni. He Housing Complex-ah hian Type chi thum, a vaiin Flat / Apartment 344 (zathum sawmli pali) a awm dawn a, North East India-ah chuan Mass Housing Project lian ber a ni. Heng Flat / Apartment changkang tak takte hi Bank lian tak takte'n Offer an pek angin Housing Loan / Home Loan hmangin man tlawm tak takin lei theih a ni dawn a, Mizoram Sorkar hnathawkte'n World Class chenna In mantlawm takin an nei thei dawn a ni. Mahni chenna In enkawlhaa ngaihtuahna leh tha leh zung i sen thinna-ah khan Training chhuak ngat, Estates and Facilities Management Team-te'n an chhawk zangkhai tawh dawn che a.

Mizo nunphung, hlim leh inngeih tlang dial diala chenhona boruak duhawm tak kha khawvel huap pawha hmingthang MASTER ARCHITECT PROF. CHRISTOPHER BENNINGER-a design dangdai leh changkang tak chuan a rawn chhawpchuahsak che a ni. He Housing Complex hi Pune-a hmunpui nei, CCBA DESIGNS-in uluk taka an design a ni a, anni hian world class Campus leh hmun pawimawh, IIM Calcutta (New Campus), IIT Hyderabad, Suzlon One Earth, Azim Premji University te leh Thimphu, Bhutan khawpui te an lo design tawh a ni.



Aerial view of Federation Enclave



View of Federation Enclave from the valley



Aerial view of Federation Enclave



Aerial view of Federation Enclave

Federation Enclave offers a variety of living options in three distinct formats – each fitting the character and personality of their unique and beautiful settings. With two bed room, three bed room and four bed room residences there is something to fit each Member's way of life. All you need to do is relax and concentrate on making unforgettable memories together.

Federation Enclave-ah hian i rilru mil leh nuamsa taka i khawsak theihna turin Design changkang leh nalh tak tak chi thum thlan tur i nei dawn a. Bedroom pahnih awm, Bedroom pathum awm leh Bedroom pali awm chi te thlan tur i nei dawn a ni. I tihtur avmchhun chu In nuam leh changkang taka hahtam taka chen a ni tawh mai.

MASTER PLAN

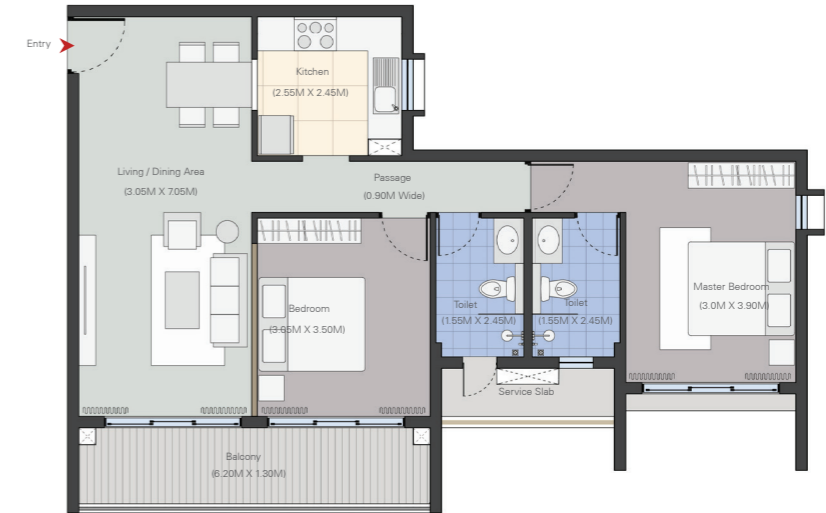
Site Area: 5.5 acres



LEGEND

- 1. Building A (3BHK)
- 2. Building B (3BHK)
- 3. Building C (3BHK)
- 4. Building D (3BHK)
- 5. Building E (4BHK)
- 6. Building F (2BHK)
- 7. Building G (2BHK)
- 8. Building H (4BHK)
- 9. Amenity Building
- 10. Parking Area 01
- 11. Parking Area 02
- 12. Parking Area 03
- 13. Parking Area 04
- 14. Parking Area 05
- 15. Parking Area 06
- 16. Parking Area 07
- 17. Parking Area 08
- 18. Parking Area 09
- 19. Parking Area 10
- 20. Parking Area 11
- 21. Terrace Garden
- 22. Terrace Garden
- 23. Terrace Garden
- 24. Existing Green Area

2 BHK LAYOUT

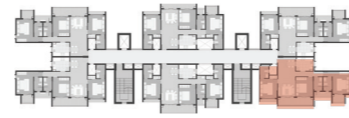


Aerial view of Federation Enclave



Typical Bedroom

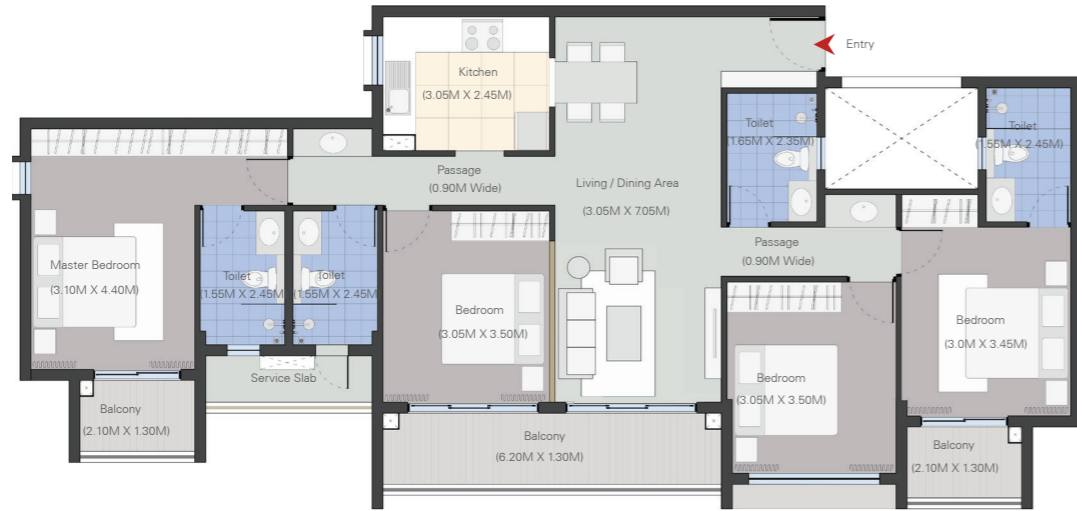
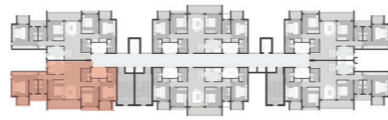
3 BHK TYPE 1 LAYOUT



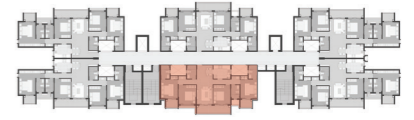
3 BHK TYPE 2 LAYOUT



4 BHK TYPE 1 LAYOUT



4 BHK TYPE 2 LAYOUT



Typical Bedroom with attached balcony



Typical Dining and Living Area

Amenities & Features

Club House and Central Community Center

A dedicated Club House for the complex. A separate five Storey building will have community hall, indoor games, childrens play area, landscape gardens, shopping arcade, vegetable Market and many more facilities and features for get togethers, relaxation and fun times

Fire protection

As per prescribed specifications for high-rise buildings, a network of fire-fighting equipment is connected to each floor of each building of the entire housing complex. The whole system can be activated at short notice in case of any eventuality ensuring peace of mind for the residents at all times

Water Treatment Plant

Ensures water recycling which in turn reduces monthly expenditure towards purchase of water for each resident

24 hours Electricity Back-Up

An elaborate sub-station network is installed with multiple generators to provide uninterrupted power supply to the entire housing complex. This will ensure that the elevators, water reservoir pumps, street lighting, lobby area lighting will function at all times. Guarantees peace of mind at all times

Car parking: Stacked Car parking solution

Adequate car parking available. Two-wheeler parking also provided separately. Stacked car parking technology made available for the first time in any housing complex in North-East India, is installed here. A major problem of Aizawl city solved thereby making a big feature available to the residents by innovation in technology!

Maintenance by professional Facilities Management and Estates Team

Day to day maintenance work like electrical and plumbing works at your residences, the elevators in your buildings, the water supply infrastructure, the electrical infrastructure, the fire fighting infrastructure, the community centre, the Clubhouse, all other common areas like lobbies, staircase and other infrastructure ...all need regular maintenance and management. But you have nothing to worry. Just pay the required monthly maintenance charges and relax. A well trained and professional Facilities Management and Estates Team will take care of all your needs

World class facilities at Reduced Monthly Expenditure

As common infrastructure and maintenance is shared among all the residents, it becomes possible to have superior and luxurious facilities. The per-person cost towards monthly expenditure like purchase of water, electricity charges and maintenance of the housing complex is very much reduced as compared to expenses incurred if you stay in your individual house.



Shopping Arcade



Multi-level mechanical Parking

Amenities & Features

Club House and Central Community Center

Complex-ah hian Building hrang hlak, Club House / Community Centre, chhawng nga (5) sak a ni dawn a. Hetah hian Community Hall, Indoor Games, Children's Play Area, Landscape Garden, Shopping Arcade, Vegetable Market leh inkawmhona leh intihlimna hmun turte a awm dawn a ni.

Fire protection

Building chhawng sang tak takte tana Sorkar-in inkhuahkhirhna a siam zulzuiin Housing Complex pumpui-ah, Floor tinah kangthelhna hmanraw changkang tak zam chhuah vek a ni dawn a. A mi chengte him nan rikrum thil a lo thlen palh pawhin a System pumpui hi rang taka activate theih tura ruahman a ni.

Water Treatment Plant

Water Recycling Plant dah a ni dawn a. Hei hian chhungkaw-tinte'n tui Bill emaw, tui lei nana thlatin an senso tur nasa takin a hum dawn a ni.

24 hours Electricity Back-Up

Housing Complex pumpui-ah Power Supply khaihlak a awm loh nan Sub-Station rintlak tak leh Generator lian eng emaw zat bun a ni dawn a. Hei hian Elevator / Lift, Water Reservoir Pump, Street Light leh Lobby Area Light te khaihlak awm miah lovin a function-tir dawn a ni.

Car parking: Stacked Car parking solution

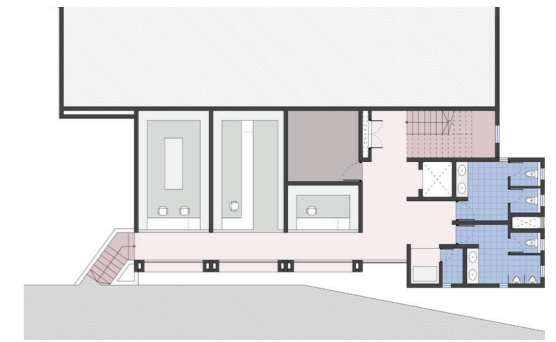
Chhungkaw tin daih tur Car Parking / Garage siam a ni dawn a. Two-wheeler Parking / Garage a hranpa-in siam a ni bawk ang. Stacked Car Parking Technology an tih mai, Parking chhawng (khawl hmanga khai chhohna awm) chu North-East India-a housing complex-ah a vawikhat nan dah a ni dawn a. Aizawl khawpuia Car Parking / Garage-a harsatna nasa tak awm mek chu Technology thar hmangin sutkian a ni dawn a ni.

Maintenance by professional Facilities Management and Estates Team

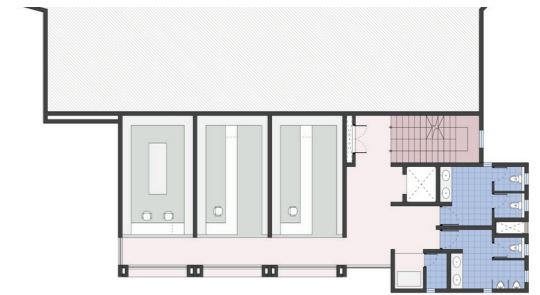
Uluk taka enkawl ngai leh maintenance hautak chi, entirnan, Electric lam kaihnawih, Tui chhe paihna Pipe, Elevators / Lift, Tui Pump, Kangthlehna hmanrua, Community Centre, Club House leh common area thenkhat, Lobby, Step leh Facility dang dangte enkawl hna hi i kutah a awm dawn lo a. Hetiang lam thiam bik leh Training nei thlap Facilities Management and Estate Team-te'n an enkawlsak vek dawn che a ni. I tihtur awmchhun chu Monthly Maintenance Fee peka hahdam taka thut veng veng a ni mai.

World class facilities at Reduced Monthly Expenditure

Common Infrastructure leh Maintenance te hi a mi chengte'n an inawm vek dawn avangin a mi chengte'n In nuam leh changkang tak, man tlawm takin an nei thei vek dawn a ni. Thlatin sum sena chi Tui Bill, Electric Bill leh Building enkawlna senso te mahni-a in leh lo neite senso ai chuan nasa takin a hniam dawn a ni.



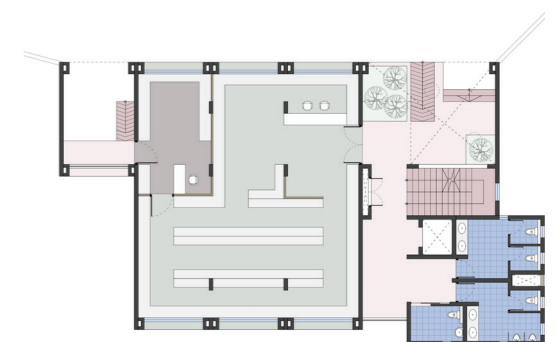
Department stores at Ground floor



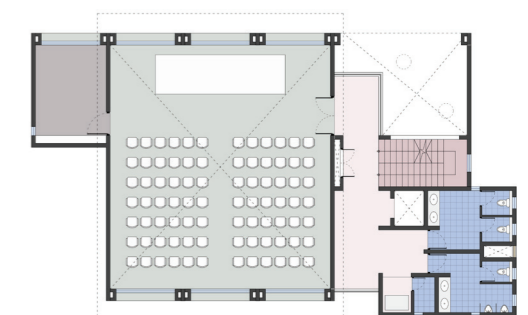
Department stores at First floor



Multicuisine Restaurant at Second floor



Department store at Third floor



Multipurpose hall at Fourth floor



Amenity Building- Multi cuisine restaurant



Amenity Building- Multi cuisine restaurant



View of Amenity Building building from the internal street



Amenity Building- Multipurpose Hall

Permits and Approvals

Aizawl Municipal Corporation Building Permit



AIZAWL MUNICIPAL CORPORATION
THUAMPUI, AIZAWL, MIZORAM
D.32041/46/2019-AMC(OBPAS)
Permit No.: BP004619

FORM OF GRANT OF BUILDING PERMIT (Regulation 7 (a) of The Aizawl Municipal Corporation Building Regulations, 2012)

D.32041/46/2019-AMC(OBPAS) Dated Aizawl, the 18th May, 2020
To

MR. PARTHAPRATHIM PHUKAN (DIRECTOR) BLUE MOUNTAIN
CONSTRUCTION ENGINEERING AND SERVICES PRIVATE LIMITED
B-69, 4th Floor, Aijal Club, Khatla, Aizawl 796001
Ph: 9435731688

With reference to your application recorded as No. 3230/WARD - XI/BLDG/AMC/2019-20(OBPAS) dated 23.08.2019 for grant of permit for erection of **Permanent Building (G+10) building, Residential - B** on a plot covered by LSC/Pass No. **DLL NO 01/1023/13/01/05 OF 2018** in **WARD - XI** in the Locality of **Luangmual**, I hereby inform you that -

Permission has been granted as per the approved drawings/statement enclosed herewith.

Period of validity of Building Permission:
Three years from the date of issue of this letter.

(Signature)
(K. LALDINGLIANA)
Commissioner

Memo No.D.32041/46/2019-AMC(OBPAS) : Aizawl Municipal Corporation
Dated Aizawl, the 18th May, 2020

Real Estate Regulation Act (RERA) Registration



FORM 'C' [See rule 6(1)] REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number **PRN 001 of 2022/ MIZRERA** under Project Name: **Federation Enclave, Construction of Building Complex for the Member of Federation of Mizoram Government Employees and Workers at Government Complex Luangmual, Aizawl.**

Blue Mountain Constuction Engineering & Service PVT. LTD., a private limited company having its registered office / principal place of business in Mizoram at H/No. C-IV/66-B, Chawhmun, Aizawl 796009, Mizoram and in Assam at B-104, Spanish Garden, Opposite Assam State Zoo, R.G. Baruah Road, Guwahati-781005, Assam.

- This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottee as provided in 'Annexure 1 of Mizoram RERA Rules 2019';
 - The promoter shall execute and register a conveyance deed in favor of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Act;
 - The registration shall be valid for a period of **5 years** commencing from **28th April 2022** and ending with **27th April 2027**, unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Act read with Rule 7 of the Act;
 - The promoter shall comply with the provisions of the Act and the Rules and regulations made there under;
 - The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
- If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated : The 28th April, 2022

Place : Aizawl



(Signature)
(H. LIANZELA)
Chairman
Real Estate Regulatory Authority
Mizoram



View from the hills

Specifications

Structure

- RCC framed structural system with shear walls, seismic Zone V Compliant

External Walls

- 200mm thick AAC blocks

Internal walls

- 100mm thick AAC blocks
- Removable partition wall for flexibility

External wall finish

- Waterproof sand-face plaster finished with anti-fungal-weather proof paint

Interior walls and ceiling finish

- Gypsum plaster finished with oil-bound distemper

Doors & Windows

- All chowkhats of wood polymer composite (WPC)/ MS frames
- Flush Doors
- Aluminium with glass windows & sliding doors
- Hardware (doors & windows) of reputed brands

Flooring

- All rooms and passages with vitrified tiles

Bathrooms

- All toilet floor will have anti-skid tiles & dado with ceramic tiles upto seven feet
- CP & sanitary fittings will be of make: cera, paryware, hindware or equivalent

Kitchen

- Slab top finished in granite and cladding with ceramic tile upto two feet above counter
- Stainless steel sink of reputed brand
- Filter & geyser power point provision

Electrical facilities

- Use of modular switches of reputed brand
- Geyser point in all bathrooms
- Individual MCB distribution panel box

General

- High speed elevators of reputed brand
- CCTV monitoring system
- 24 hrs power backup for elevators, common lighting & water supply system
- mechanical Parking system
- Fire fighting system
- Rain water harvesting
- Sewage treatment plant

About Blue Mountain

TEAM BLUE MOUNTAIN has taken the words of Peter Drucker seriously and believes that the best way to predict the future is to create it. Blue Mountain Construction Engineering and Services Private Limited is founded by ER. PARTHAPRATIM PHUKAN. He has a Bachelor of Technology – Electrical Engineering, from National Institute of Technology, and MDP- Project Management from IIM Ahmedabad. Blue Mountain is mentored by an advisory team comprising of some of the leading lights in the corporate world and in business such as Ms. Bhupali Goswami with vast experience in Human Resource Management, Mr.Kashi Nath Hazarika who has years of experience in Banking, Development Finance, Audit and Risk management, Community Resource Management and Entrepreneurship Development. B. Lalramenga (Maenga) is an accomplished advocate and legal advisor of Mizoram.

TEAM BLUE MOUNTAIN hian Peter Drucker-a ṭawngkam, “The best way to predict the future is to create it,” tih hi innghah nan an hmang a. Blue Mountain Construction Engineering and Services Private Limited dintu chu ER. PARTHAPRATIM PHUKAN a ni. Ani hi National Institute of Technology aṅanga Bachelor of Technology – Electrical Engineering zir chhuak a ni a. IIM Ahmedabad aṅangin MDP- Project Management a zo bawk. Blue Mountain hi mithiam tak tak awmna Advisory Team-in an uap reng a. He Advisory Team-ah hian Business leh Company enkawl lama Experience ngah tak tak, Ms. Bhupali Goswami (Human Resource Management lam Experience nei ṭha tak) leh Mr. Kashi Nath Hazarika (Banking, Development Finance, Audit and Risk Management, Community Resource Management and Entrepreneurship Development lama Experience nei ṭha tak) te an tel a ni. Mizoram-a Blue Mountain Advocate leh Legal Advisor chu Pu B. Lalramenga (Maenga) a ni.

Blue Mountain Construction Engineering & Services Pvt. Ltd

Er. Parthapratim Phukan

Chairman and MD

Ms. Bhupali Goswami

Director

Kashi Nath Hazarika

Independent Advisor and
Chief Mentor

B. Lalramenga (Maenga)

Legal Advisor

Registered Office

House No. C-IV/66-B, Chawlhmun,
Aizawl-796009, Mizoram
Mobile: +91 9207-007-007
bluemountain.highlander@gmail.com

Guwahati Office

Left Wing Second Floor, Spanish Garden
Commercial Complex, R.G.Baruah Road,
Guwahati – 781005, Assam, India

Federation Enclave Marketing and Site office

Near Luangmual Government Complex
Aizawl, Mizoram
Mobile: +91 9207-007-007
federationenclave@gmail.com

Contact

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federationenclave@gmail.com

www.federationenclave.com

www.bluemountaincorp.com

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Member:

CREDAI Assam- Assam Real Estate & Infrastructure Developers Association (AREIDA)

Federation of Industries and Commerce of North Eastern Region (FINER)

Mentor at BYST – Confederation of Indian Industry (CII)

Partners

Principal Architect

Christopher Benninger
CCBA Designs Pvt. Ltd.
Pune
www.ccba.in

Statutory Liason Architect

Ar. George Lalzuia
Aizawl
Mizoram

Structural Consultant

Sanjiv Parekh
SPA Consultants Pvt. Ltd.
Kolkata
www.spaconsultant.co.in

MEP Consultant

Tata Consulting Engineers Ltd.
Mumbai
Maharashtra
www.tce.co.in

Government Employees

Union
Federation of Mizoram Government Employees and
Workers (FMGE&W)
Aizawl, Mizoram

Government Housing Society

Mizoram Government Employees
Housing Society
Aizawl
Mizoram

Geo-technical Consultants

J.P. Geo-technical Consultants
Kolkata, India
www.skmgis.in

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View from internal street

About The Studio

CCBA is a world renowned Architecture and Planning firm operating from its office in Pune, India is a multiple award winning design firm founded in 1995. The firm is headed by its Founder Chairman and Principal Architect Prof. Christopher Benninger who was educated at Harvard University and MIT, Boston. CCBA Designs Pvt. Ltd. with a team of 50 Architects and support staff is led by its Managing Director Ramprasad Akkiseti, Director Rahul Sathe and Director Daraius Choksi, in creating designs ranging from capital cities and new towns; educational campuses and corporate headquarters; housing estates and complexes; hotels resorts and hospitals; down to the design of chairs and art works. The entire range of materiality plays a role in the studio's search for beauty. In the end it is not the "things" that the studio designs, but the transcendental experience of the people using them, looking at them, or just being in them which is the essence. For the studio, the good life exists just a step outside of materiality, in a mystic twilight zone, which is called architecture. The firm operates from INDIA HOUSE whose philosophy is to create an enclave of national integration, internal peace and contemplative work.

CCBA hi khawvelah pawh lang tham khawpa Architecture and Planning Firm rintlak an ni a. Kum 1955-ah din niin Pune, Maharashtra-ah Office an nei a, Award tam tak an lo dawng tawh a ni. He Firm hi a dintu Prof. Christopher Benninger-a'n Chairman and Principal Architect niin a ho a. Ani hi Harvard University leh MIT, Boston chhuak a ni. CCBA Designs Pvt. Ltd. hian Architects sawmnga (50) rual leh Staff eng emaw zat neiin Managing Director - Ramprasad Akkiseti, Director - Rahul Sathe leh Director - Daraius Choksi te'n an ho a. University leh College Campus pumpui design te, khawpui pumpui Planning & Design te, khawpui thar din te, Company hian tak tak Head Office design te, Housing Complex, Estate, Hotel leh Resort te, Hospital leh thil dang dang design te an lo khawih tawh a. Furniture leh Art Work dang dang design thlengin an khawih a ni. An thiamna ril tak hian thil mawi leh changkang tak tak a duanchhuahtir a ni. He Studio hian thil mawi leh changkang an design a ni ringawt lo a, an thil design hmang t'angkaitute rilru mil leh rilru hahdamna an ngaihtuah tel t'hin hi an danglamna a ni. He Studio atang hian material khawvela thil mawi leh changkang ringawt ni lo, mihring nun hahdamna an rawn chhawpchhuah t'hin avangin Architecture dik tak an kalpui a ni. He Firm hian INDIA HOUSE atangin hna an thawk a, an Philosophy chu hnam inpumkhatna, chungril thlamuanna leh hna rintlak chhawpchhuah te a ni.

