



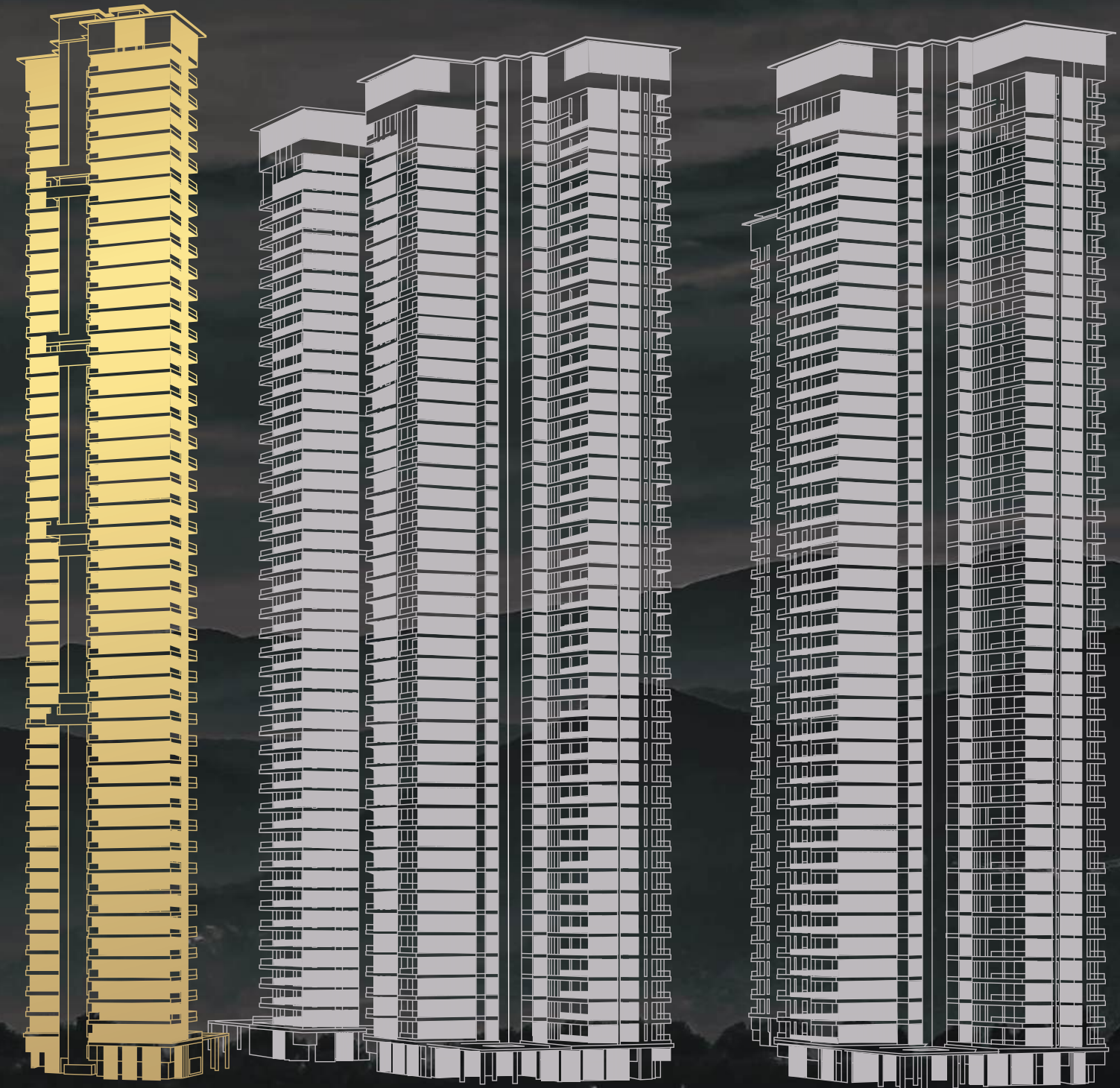
TARC
ISHVĀ

63A, Gurugram



COME HOME TO GURUGRAM'S FINEST FOUR-SIDE OPEN ADDRESS.

Introducing the most commanding address on Golf Course Extension Road,
TARC Ishva, sprawls across 9 acres of rare openness. With Four-side Open
residences and expansive views in every direction, it is a landmark that has already
defined its legacy.





Representative Image

AN ADDRESS AT THE CENTRE OF EVERYTHING,
YET COMFORTABLY APART.

Located on Golf Course Extension Road, TARC Ishva enjoys proximity to Gurugram’s most established commercial, social, and healthcare destinations, while maintaining a sense of calm and privacy within the community.



Map not to scale

A MASTERPLAN INSPIRED BY THE GOLDEN RATIO.

The planning of TARC Ishva is anchored in sacred Indian geometry and aligned with the Golden Ratio, resulting in a layout that feels balanced and intuitively natural. The central greens draw inspiration from the Brahmathan. The landscaped zones, pathways, and gardens follow harmonious proportions, creating a community that feels grounded, peaceful, and deeply connected to nature.





BUILT FOR LEGACY. CERTIFIED FOR THE FUTURE.

TARC Ishva is envisioned as an address that balances luxury with responsibility. The development is designed to meet the GRIHA (Green Rating for Integrated Habitat Assessment) Certification standards, reflecting a deep commitment to sustainable planning, construction, and long-term environmental stewardship.

From master planning to material selection, every layer has been considered with care. Because true legacy is not only about what you create. It is also about how responsibly you create it.

ARRIVE THE WAY ROYALS WOULD.

Arrival at TARC Ishva is designed as a sequence rather than a moment. The experience begins well before the gates, along a thoughtfully crafted approach that eases movement and sets the tone for what lies ahead. Landscaped boulevards, clear circulation, and generous paths create a sense of calm from the very first turn.

84-METRE ROAD.

The 84-metre wide entrance is reserved exclusively for residents. This broader, greener boulevard offers an uninterrupted and seamless entry and exit experience, enhancing everyday convenience while elevating the sense of coming home. Its scale, landscaping, and clarity of movement create a dignified and effortless approach to the residential towers.



TWICE THE ROYAL
WELCOME.

TARC Ishva enjoys dual access from both the 84-metre arterial road and the 24-metre approach road, ensuring seamless entry and exit at all times. This thoughtful planning enhances privacy, reduces congestion, and creates a smoother arrival experience for residents and guests, respectively.

24-METRE
ROAD.

The 24-metre-wide entrance creates a direct, welcoming approach to Club Ishva. It is planned for visitors and club guests, ensuring smooth access without intersecting residential movement. A dedicated entrance is provided for delivery personnel, household staff, and service access.



THREE MOVEMENTS. ONE FLUID EXPERIENCE.

THE BASEMENT DROP-OFF

Access is discreetly routed through a separate basement entry. Movement remains efficient, seamless, and free of overlap. The surface level stays calm, composed, and exclusively residential.

THE GROUND FLOOR DROP-OFF

Residents and guests are welcomed through a grand, open air arrival court. Framed by grandeur, the entrance creates a pleasant greeting before you step inside.

THE ELEVATOR MOVEMENT

No matter the entry point, transitions are direct and uninterrupted to your private foyer. Residents move from the basement to the floor or from the ground to the floor without crossing public zones.





THE FINEST FOUR-SIDE OPEN LIFESTYLE.

Every residence at TARC Ishva is designed to welcome natural light, encourage cross-ventilation, and offer views from all four directions. The result is a home that feels bright, balanced, and naturally comfortable through the day.

The orientation of each residence is carefully considered to maximise openness while maintaining privacy. Windows and decks are positioned to frame greenery, the skyline, and distant views, keeping the outdoors a constant presence in the home.

The last tower of TARC Ishva carries this philosophy forward through its elevated placement within the masterplan. It rises above the surroundings, offering wider vistas and a heightened sense of openness. Light travels deeper into living spaces, air flows more freely, and the connection to the landscape feels more expansive.

WHERE FORM, VASTU AND PRIVACY ALIGN.

Each residence at TARC Ishva is shaped by intention and proportion. Uninterrupted views of the Aravallis and the skyline extend outward, framed by enhanced floor-to-ceiling heights that draw in light and amplify spatial depth.

Perfectly square layouts bring clarity and balance to every room, allowing furniture, movement, and circulation to feel natural and composed. Vastu alignment further strengthens this sense of harmony, ensuring that orientation and placement support comfort and stability.

Pillar-free corners preserve clean sightlines and uninterrupted openness, while private elevator cores offer a direct and discreet arrival into your home. Together, these elements create residences defined by elevation, precision, and quiet confidence.



TARC ISHVA GHAR.

You are seeing the actual pictures of our sample home. When you walk in, the light hits exactly like this. The space breathes the way it does in the pictures. No filters between promise and reality. We could show you renders. Instead, we're showing you what residents will wake up to every day of their lives. The view? Imagine the entire horizon of Gurugram adorned by the Aravallis.





Representative Image

THE TARC ISHVA EXPERIENCES



Multipurpose
Sports Court



Tennis
Court



Central
Courtyard



Meandering
Walkways



Jogging and
Cycling Loops



Cascading
Waterbodies



Celebration
Lawn



Pickleball
Court



Box
Cricket



Outdoor
Gym



Reflexology
Path



Toddlers' & Kids'
Play Areas



Amphitheatre



Mandala
Garden



Meditation
Lawn



Pet
Park



Outdoor
Seating



Nandi
Garden



Badminton
Court



Farm to Table
Garden Pockets



Swimming
Pool



Yoga Zone



Aromatic
Grove Walk

CLUB ISHVA. THE SOCIAL HEART OF TARC ISHVA.

Club Ishva is conceived as a shared living space that brings residents together through recreation, wellness, dining, and celebration. Inspired by India's rich textile heritage, the club is envisioned as a loom where people, spaces, and experiences are woven into a cohesive community.

Designed across four distinct levels, Club Ishva offers a layered lifestyle that adapts to different moods, moments, and times of day.





Representative Image

SEVEN LEVELS OF PEACE OF MIND.

At TARC Ishva, safety goes beyond a single checkpoint. It is a carefully orchestrated system designed to protect, anticipate, and respond. A comprehensive seven-tier security framework ensures that every arrival, movement, and private moment remains secure for you and your loved ones without ever feeling restrictive.

CCTV

Surveillance is enhanced through a comprehensive Closed-Circuit Television (CCTV) system, providing vigilant monitoring.

BOOM BARRIER

Controlled entry is ensured with the implementation of boom barriers, enhancing security measures.

VIDEO DOOR ENTRY STATION

Residents benefit from secure access management through a video door entry station, adding an extra layer of safety.

ACCESS CONTROL

Restricting unauthorised entry, an advanced access control system is in place, ensuring only authorised individuals gain entry.

DIGITAL DOOR LOCK

Cutting-edge security is guaranteed with digital door locks, fortifying the integrity of entrances.

VIDEO DOOR PHONE

Residents enjoy heightened security with video door phones, allowing visual verification of visitors before granting access.

NETWORK OF SECURITY GUARDS

A dedicated network of security guards further reinforces the safety infrastructure, providing a physical layer of protection.

ISHVA

3.5 BHK (TYPE A3) TYPICAL FLOOR

3 Bedrooms, 3 Baths
Living, Dining, Powder Room
Bathroom/ Study/ Lounge/
Puja/ Helper's Room/
Home Office/ Study

Carpet Area

155.12 Sq. mtr./ 1669 Sq. ft.

Total Balcony Area

42.05 Sq. mtr./ 452 Sq. ft.

Private Useable Area

197.16 Sq. mtr./ 2122 Sq. ft.

Saleable Area

3034 Sq. ft.

1 Sq. mtr. = 10.764 Sq. ft.

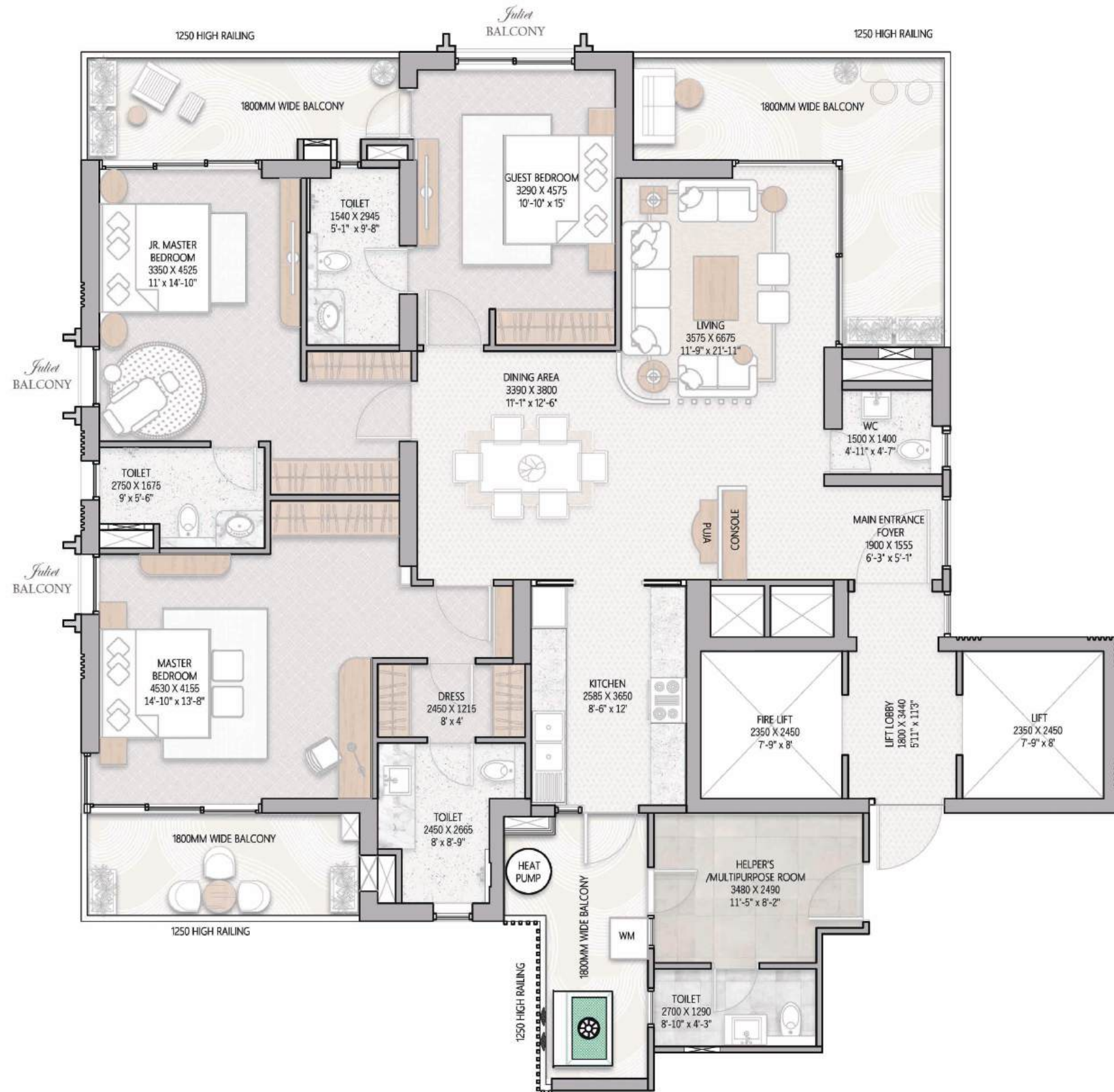
Panaromic views

Single apartment to a core/
Private elevators & lift lobby

Column-free building corners

Private ensuite walk-in-wardrobes

Juliet balconies



ISHVA

3.5 BHK (TYPE A4) TYPICAL FLOOR

3 Bedrooms, 3 Baths
Living, Dining, Powder Room
Bathroom/ Study/ Lounge/
Puja/ Helper's Room/
Home Office/ Study

Carpet Area

153.98 Sq. mtr./ 1657 Sq. ft.

Total Balcony Area

41.26 Sq. mtr./ 444 Sq. ft.

Private Useable Area

195.24 Sq. mtr./ 2101 Sq. ft.

Saleable Area

2942 Sq. ft.

1 Sq. mtr. = 10.764 Sq. ft.

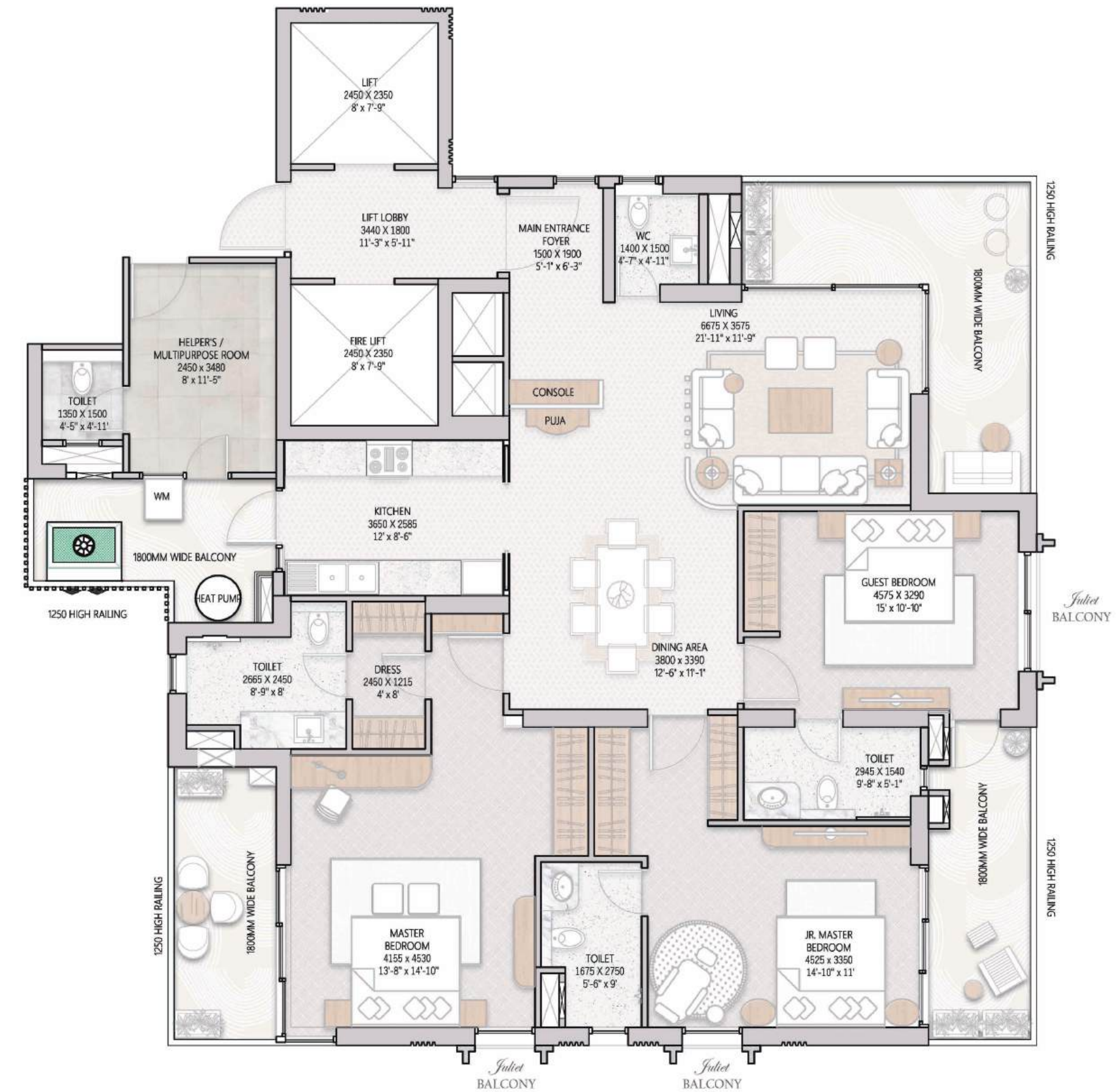
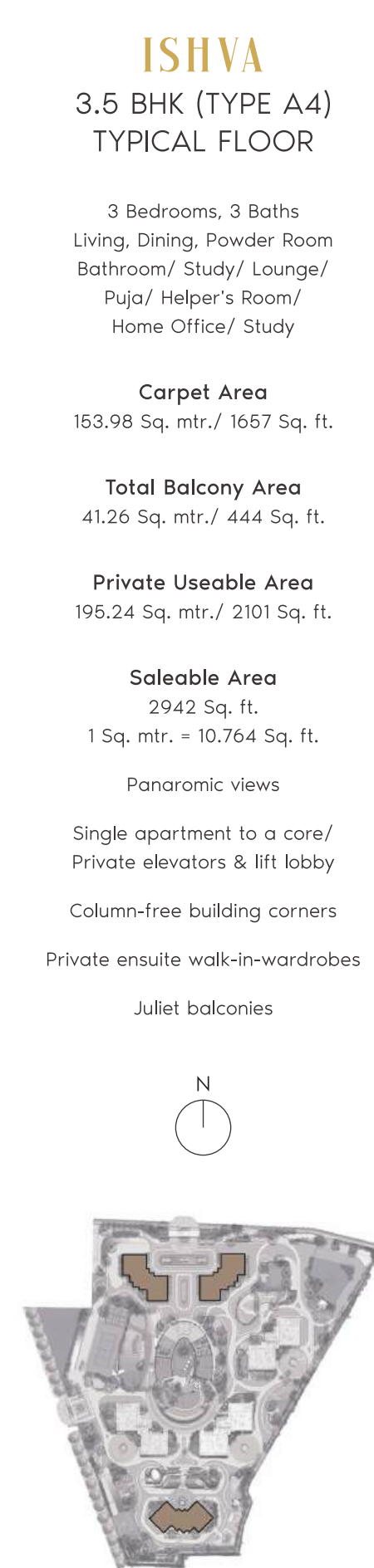
Panaromic views

Single apartment to a core/
Private elevators & lift lobby

Column-free building corners

Private ensuite walk-in-wardrobes

Juliet balconies



ISHVA

4.5 BHK (TYPE B3 UNIT 1) TYPICAL FLOOR

4 Bedrooms, 4 Baths
Living, Dining, Powder Room
Bathroom/ Study/ Lounge/
Puja/ Helper's Room/ Home Office/
Study/ Multipurpose Room

Carpet Area
208.57 Sq. mtr./ 2245 Sq. ft.

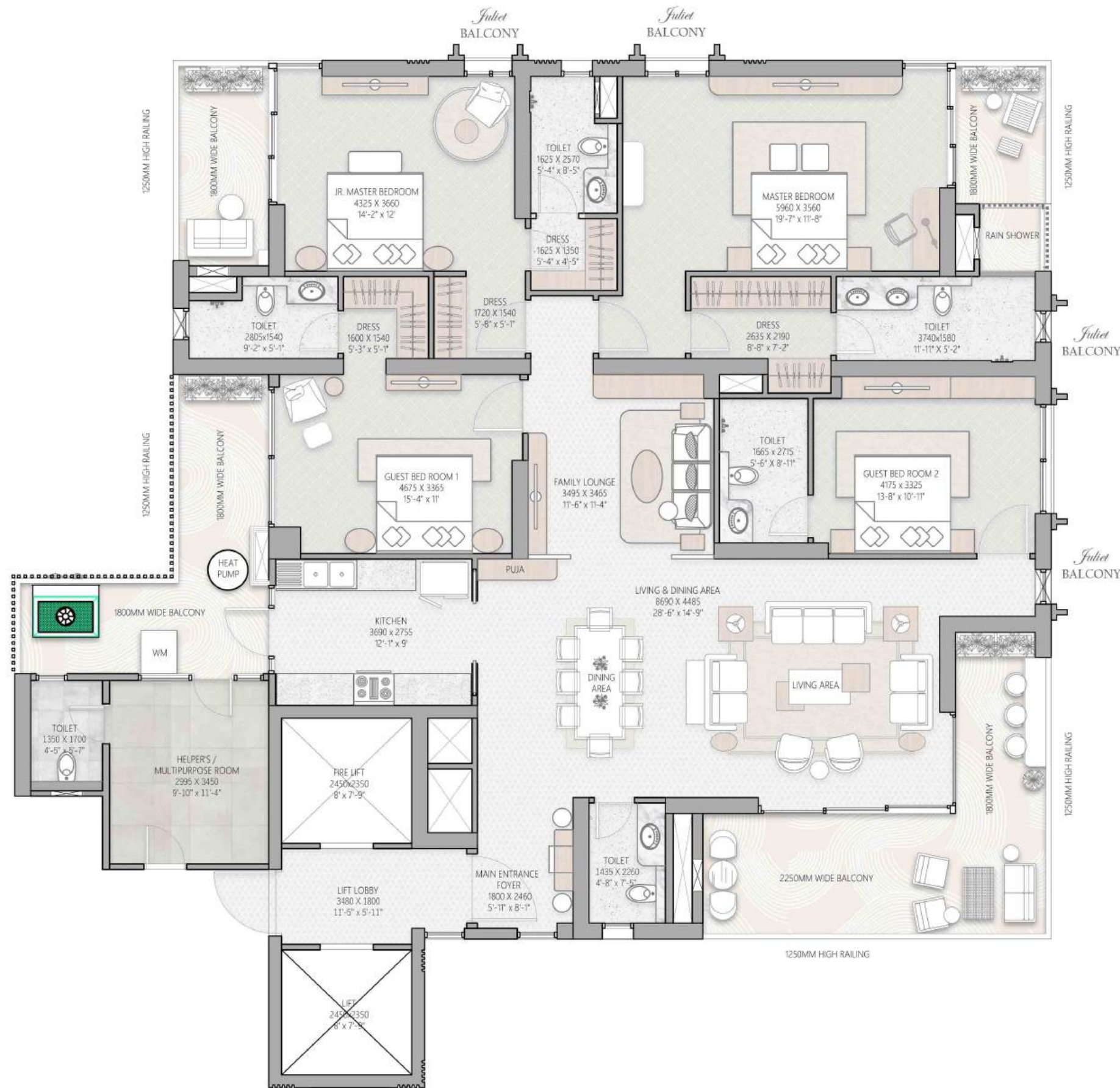
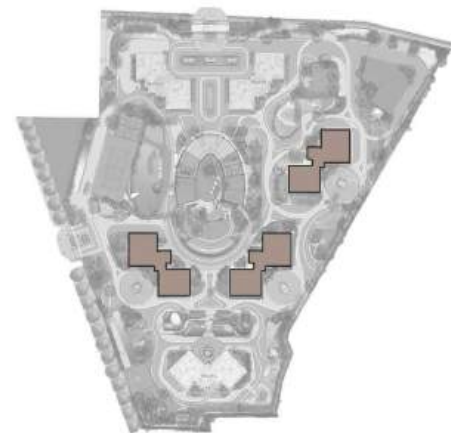
Total Balcony Area
49.41 Sq. mtr./ 531 Sq. ft.

Private Useable Area
257.98 Sq. mtr./ 2776 Sq. ft.

Saleable Area
3998 Sq. ft.
1 Sq. mtr. = 10.764 Sq. ft.

Panaromic views
Single apartment to a core/
Private elevators & lift lobby
Column-free building corners
Private ensuite walk-in-wardrobes

Juliet balconies



ISHVA

4.5 BHK (TYPE B3 UNIT 2) TYPICAL FLOOR

4 Bedrooms, 4 Baths
Living, Dining, Powder Room
Bathroom/ Study/ Lounge/
Puja/ Helper's Room/ Home Office/
Study/ Multipurpose Room

Carpet Area
206.97 Sq. mtr./ 2227 Sq. ft.

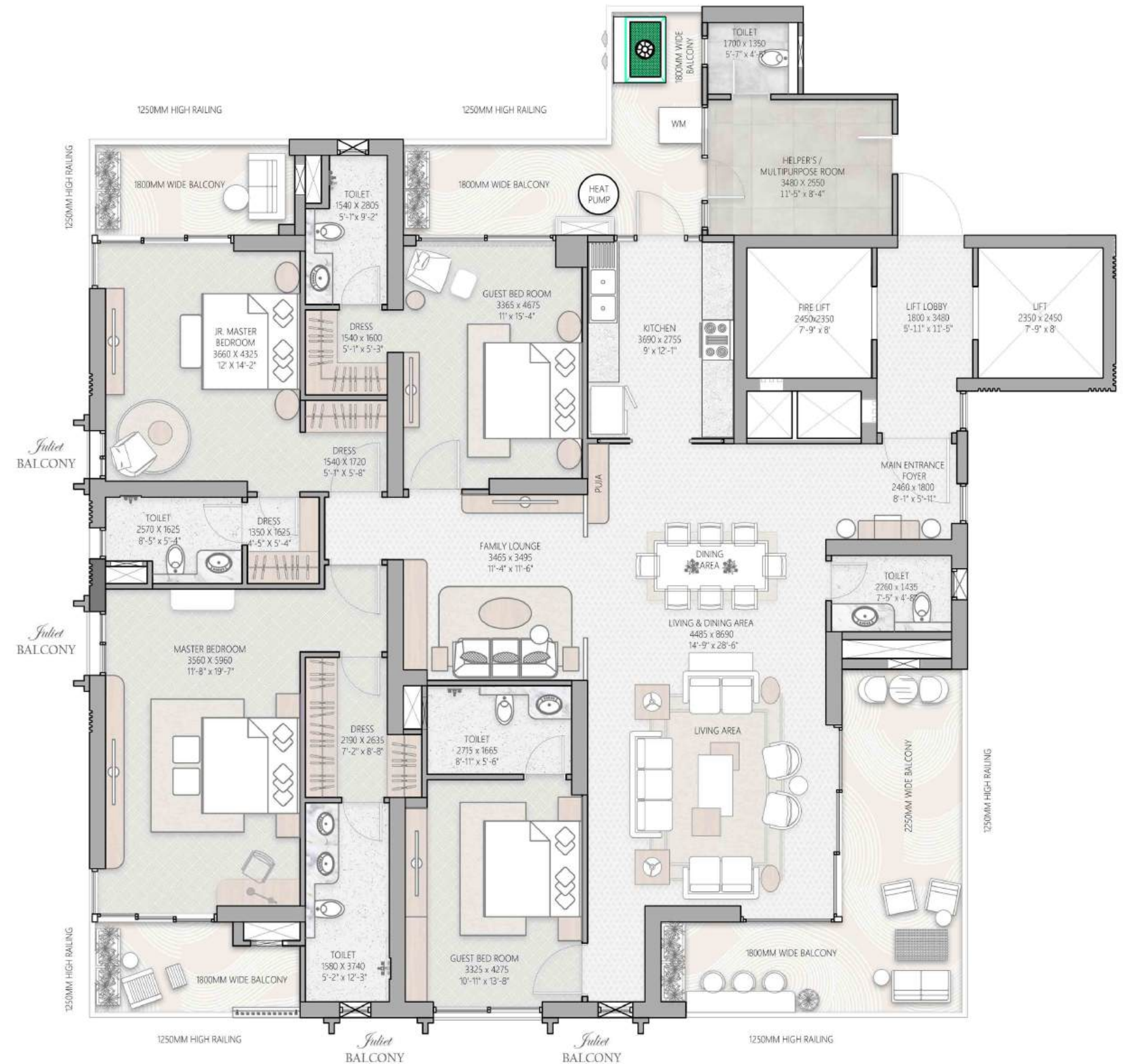
Total Balcony Area
49.41 Sq. mtr./ 531 Sq. ft.

Private Useable Area
256.37 Sq. mtr./ 2759 Sq. ft.

Saleable Area
3973 Sq. ft.
1 Sq. mtr. = 10.764 Sq. ft.

Panaromic views
Single apartment to a core/
Private elevators & lift lobby
Column-free building corners
Private ensuite walk-in-wardrobes

Juliet balconies



APARTMENT SPECIFICATIONS

Private Elevator Lobby

Floor	Imported Marble
Ceiling	POP Dropped Ceiling/ Bulkhead with Acrylic Emulsion
Wall	POP Punning with Acrylic Emulsion Paint
Other Provisions	Video Door Phone VRV One Way Cassette with PM 2.5 Filter

Living / Dining

Floor	Imported Marble
Ceiling	POP Dropped Ceiling/ Bulkhead with Acrylic Emulsion
Wall	POP Punning with Acrylic Emulsion Paint
Other Provisions	Door: Flush Door with Both Side Polished Veneer VRV Ducting with PM 2.5 Filter

Deck

Floor	Wooden Deck/ IPE Flooring
Ceiling	Exterior Grade Dropped Ceiling
Wall	Exterior Grade Paint
Other Provisions	Wooden Deck/ IPE Flooring on the L-shaped Balcony Outside Living/ Dinning, 1200 mm (Variable Height) SS Railing with Sandwiched Glass Panel

Master Bedroom

Floor	Engineered Wooden Flooring
Ceiling	POP Dropped Ceiling/ Bulkhead with Acrylic Emulsion
Wall	POP Punning with Acrylic Emulsion Paint
Other Provisions	Door: Flush Door with Both Sides Laminated

Master Bathrooms

Floor	Imported Marble
Ceiling	Moisture Resistant Gypsum Board
Wall	Ceiling with Acrylic Emulsion Paint Highlighter Wall with Stone Matching Flooring
Other Provisions	Geyser Exhaust Fan/ Mirror with Medicine Cabinet/ CP Fittings/ Premium Sanitaryware/ Shower Glass Partition / Vanity

Specifications	Probable Makes
Lights Fixtures	(Recessed/ Ceiling Mounted) Philips / Wipro Or Equivalent
Ceiling Fan	Atomberg/ Crompton Or Equivalent
Furniture	NA
VRV Air	Daikin/ Mitsubishi Or Equivalent
Conditioning	
Digital	One Touch/ Dorset/ Godrej Or Equivalent
Security Lock	
Window Frame	Powder Coated, Premium Brand Aluminium Window Frames
Window Glazing	Double Glazed/ Saint Gobain Or Equivalent
Sanitaryware	Toto/ Duravit/ Kohler Or Equivalent
CP Fittings	Hansgrohe/ Toto Or Equivalent
Heat Pump	Premium Brand Heat Pump
Wardrobe	Premium Brand Modular Wardrobe With Soft Close Drawers and Shutters
SD Sink	Hafelle/ Franke Or Equivalent
DG Set	Sudhir/ Caterpillar Or Equivalent
LT/ HT Panels	Tricolite/ Adlec Or Equivalent
Power Cables	Polycab/ RR Kabel/ Bonton/ Crompto Or Equivalent
Exhaust Fan	Atomberg/ Crompton Or Equivalent
Modular Kitchen	Premium Brand Modular Kitchen With Soft Close Drawers and Shutters Microwave/ OTG/ HOB/ Chimne Frigerator/ Washing Machine/ Bosch Or Equivalent
Transformer	Abb/ Crompton Or Equivalent
Switches	Legrand, Schneider Or Equivalent
Lift	Mitsubishi/ Hitachi/ Fujitec/ Otis Or Equivalent

Powder Room

Floor	Imported Marble
Ceiling	Moisture Resistant Gypsum Board Ceiling with Acrylic Emulsion Paint
Wall	Imported Marble, All Walls
Other Provisions	Exhaust Fan/ Mirror/ CP Fittings/ Premium Sanitaryware/ Vanity

Master Dresser/ Other Dresser

Floor	Engineered Wooden Flooring
Ceiling	POP Dropped Ceiling/ Bulkhead with Acrylic Emulsion
Wall	POP Punning with Acrylic Emulsion Paint
Other Provisions	High-end Modular Wardrobe

Balconies

Floor	Anti-Skid/ Matt Finished Vitrified Tile
Ceiling	Exterior Grade Dropped Ceiling
Wall	Exterior Grade Paint
Other Provisions	Premium Vitrified Tile Flooring, 1200 mm (Variable Height) SS Railing with Sandwiched Glass Panel

Additional Provisions

VRV Air	Ducted / Cassette Unit
Conditioning	
Wardrobes	Full Height (Upto Door Height)
Furnitur	NA
Fittings & Fixtures	Recessed Led Light Fittings/ Power/ Lv/ Voice/ USB Points/ Modular Switches/ Smart Home Automation/ VRV With 2.5 M Filter/ Video Door Phone
External Windows	Powder Coated, Premium Brand Aluminium External Windows with DGU/ SGU Glass As Per Requirement
Doors	Main Door: Flush Door With Both Side Polished Veneer Internal Doors: Flush Door With Both Side Laminated

Infrastructure & Services Provisions

- Seven Layer Security
- Fast Charging Points For EV (Common)
- Seismic Withstanding High Side
Equipment Installation
- CI/ Hubless/ HDPE/ PP Piping System
Insulation Of Terrace Piping & O/H Tank
- Low Smoke Zero Halogen Wire (LSZH)
- Sound Based Detector System
- Pert Piping System Inside The Baths
- Smart Controller Cum Monitor
- Home Automation-Lighting Dimming,
Air Conditioning Control, TV On/Off

Other Bedrooms

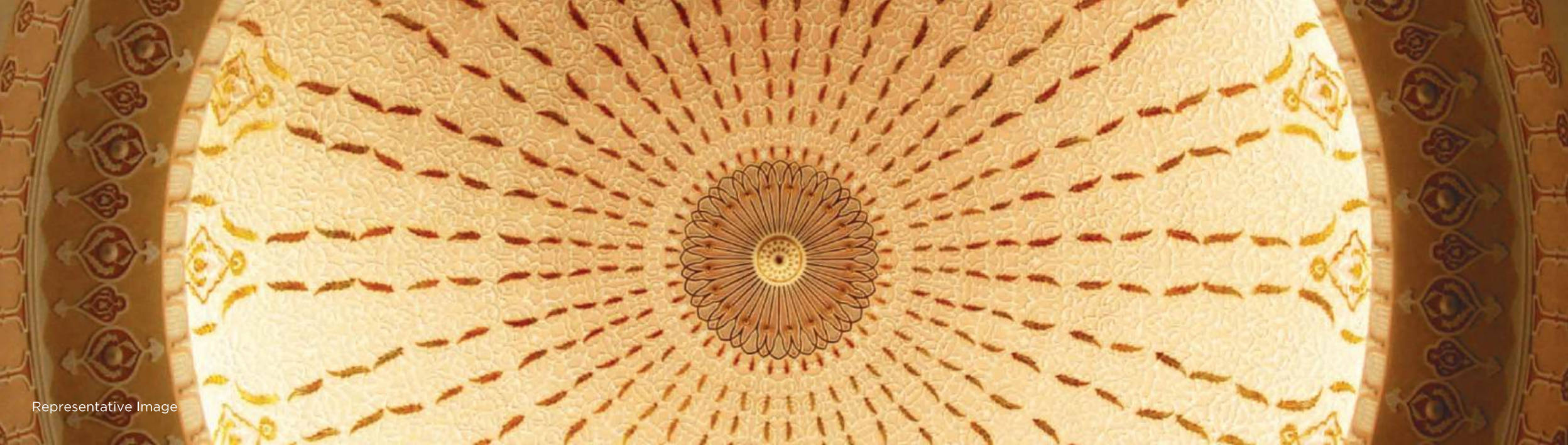
Floor	Engineered Wooden Flooring
Ceiling	POP Dropped Ceiling/ Bulkhead with Acrylic Emulsion
Wall	POP Punning with Acrylic Emulsion Paint
Other Provisions	Door: Flush Door with Both Sides Laminated, VRV Ducting with PM 2.5 Filter

Other Bathrooms

Floor	Antiskid Vitrified Tiles As Per Design
Ceiling	Moisture Resistant Gypsum Board Ceiling with Acrylic Emulsion Paint
Wall	Vitrified Tile
Other Provisions	Heat Pump/ Exhaust Fan/ Mirror/ CP Fittings/ Premium Sanitaryware/ Shower Glass Partition/ Vanity

Kitchen

Floor	Imported Marble
Ceiling	POP Dropped Ceiling/ Bulkhead with Acrylic Emulsion
Wall	Full Height Ceramic/ Vitrified Tile Dado Up To Dropped Ceiling
Other Provisions	RO/ Microwave/ Grill/ Washing Machine/ HOB & Chimney/ Oven/ Dishwasher/ Fridge/ VRV One Way Cassette with PM 2.5 Filter



Representative Image



India's essence is a confluence of art and innovation.
At TARC, we are inspired by the grandeur of ancient India.

In our ethos, you'll find a celebration of India's unparalleled legacy:
the perfect blend of age-old wisdom, deep-rooted sustainability and modern aesthetics.

In India's past, we find our future. In its art, our aesthetic.
In its science, our solutions. And in its tradition of sustainability, our guiding principles.

THE TARC FOOTPRINTS.



Artistic Impression

TARC
Kailāsa
PATEL ROAD, NEW DELHI

LARGE FORMAT RESIDENCES.



Actual Image

TARC
TRIPUNDRA
PRIME RESIDENCES IN NEW DELHI

BOUTIQUE LUXURY RESIDENCES.



TARC

Inspired by India | भारतेन प्रेरितः



TARC LIMITED

CIN: L70100DL2016PLC390526 **RERA No.:** RC/REP/HARERA/GGM/865/597/2024/92

Registered Office: 2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi- 110016

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