

PROJECT SPECIFICATIONS

A. Total No. of Blocks : 5 No.s – (A-1, A-2, A-3, A-4) + community + A-5- EWS/LIG
Phase-I – A-2 & A-3 and community

B. No. of Floors : Residential Tower
(2 Basement)
A-1- S + 25
A-2- S + 27
A-3- S + 25
A-4- S + 25
A-5 – EWS/LIG units

C. No. of Lifts Per Block : 3

D. Specification of Lift :
Lift Facia- Baroda Green
External Door- Powder Coated Finish
Internal Car- MS Wall & Granite Stone Flooring
Number of Persons 8 / 13

E. Corridor

- a. Flooring- Vitrified Tiles
- b. Painting- OBD Paint
- c. Lighting – Ceiling Mounted Light Fixture/ Tube Lights

F. Staircase-Main & Fire

- a. Flooring- Baroda Green
- b. Painting- OBD Paint
- c. Railing- MS Railing
- d. Lighting – Ceiling Mounted Light Fixture/ Tube Lights

G. Terrace

- a. Flooring – Brick Bat Coba
- b. Water Tank-R.C.C

H. Parking Area – Stilt / Lower Basement /Upper Basement (Provision of Mechanical Parking also)

- a. Lighting-Ceiling Mounted Light Fixture / Tube Lights

I. Fire Fighting

All requirements in light of Pre NOC granted by UP FIRE SERVICE, LUCKNOW vide Letter no. **30/JD/F.S./Lucknow(GZB)-17/81** dated 8th March 2017.

J. Single Point Electric Connection

The company will arrange single point electrical correction in the complex and the same will be distributed through pre-paid dual meter to the vendee under prepaid system.

The electrical installation/transformers/Gen.Set/E.S.S. equipments and cabling shall be designed with 60% diversity factor. The terms and conditions are annexed with agreement to sale.

K. LT Panel Room

Size : In Upper Basement area and sizes as per requirement/ norms
Flooring : Kota stone
Wall : White wash

L. Maintenance Room

Size : 200 sq. ft in stilt area
Flooring : Vitrified Tiles
Walls : OBD Paint

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PROJECT AMMENITIES

1) Green Area

- a) Area : Total area **1400.00** sq. mt
- b) Landscape : Concept proposed by Consultants on 1100 sqm of Grass/Grass Lawn/Plant/Trees, healthy & Vastu friendly
- c) Lighting : Pole lights
- d) Toddler Multi Play Station: 1 no.
- e) Jogging Track : 1 no.

2) Security

- i) Gated Complex
- ii) 24 x 7 security personnel (at main entry & exit points) and intercom

3) Club Area

a) Party Hall specification - Ground floor

- i) Flooring Vitrified Tiles
- ii) On Wall Wall Paper + Glass + Paint
- iii) Ceiling with adequate light

b) Indoor Games & Kid Room specification-First floor

- i) EPDM flooring
- ii) Ceiling with adequate light
- iii) In Kids room on wall paper + EPDM flooring

c) Gymnasium specification-Second & Third floor

- i) EPDM / Rubber flooring
- ii) Ceiling with adequate lights
- iii) Required electric points for equipments
- iv) On Wall -Painting + looking mirror

4) Swimming Pool- (on Roof/Top floor)

(Allottee)

UNIT SPECIFICATIONS

FRIENDLY STRUCTURE

- Earthquake resistant, RCC framed structures as per applicable seismic zone.

Flooring

- Vitrified tiles flooring in living, dining, bedrooms and kitchen. Toilets in ceramic tiles. Staircase & landing to be provided in Baroda Green and all corridors in vitrified tiles. Balconies will be in anti-skid ceramic flooring.

DADO

- Ceramic tiles of required height in toilets and 600 mm height above kitchen counter slab in appropriate colour & paint.

EXTERIOR

- Appropriate finish of texture paint of exterior grade

PAINTING

- OBD of appropriate colour on interior walls and ceilings

KITCHEN

- All kitchen counters in pre-polished granite, electrical points for kitchen chimney & hob, stainless sink with CP fittings.

DOORS & WINDOWS

- Main entrance door as engineered door with laminated with solid wood & timber frame. All internal doors are flush/enamel painted; stainless steel/brass finished hardware fittings for main door and aluminium powder coated hardware fitting and locks of branded make. Outer door and window atrium powder coated.

PLUMBING

- As per standard practice, all internal plumbing in composite.

TOILET

- White sanitary ware with EWC, CP fittings

ELECTRICAL

- All electrical wiring in concealed conduits; provision for adequate lights and power points. Telephone & T.V. outlets; molded modular plastic switches and protective MCBs. Single point electric connection.

LIFT

- Lifts to be provided for access to all floors.

TELEPHONE

- Intercom Facilities with instrument

SINGLE POINT CONNECTION

- Display unit of Prepaid meter

Note:

1. Variation in colour in vitrified tiles/stone may occur.
3. Area in all categories of apartments may vary upto ± 5% without any change in the cost. However, in case the variation is beyond ± 5% terms of agreement to sale applicable.
4. The request for any change in construction/specification of any type in the apartment will not be entertained.

(Allottee)