

PROJECT SPECIFICATIONS

Project is divided into 2 phases

A.

Total No. of Blocks 5 Nos. – A-1, A-2, A-3, A-4, A-5 EWS/LIG
+ Club + Convenient Shops

B. **Total No. of Units**

682 Units - detail as A1 = 138
A2 = 200
A3 = 144
A4 = 200

C. **No. of Floors**

Residential Tower
(2 Basement)
A-1- S + 23
A-2- S + 25
A-3- S + 24
A-4- S + 25

D. **No. of Flats per floor :**

Tower A-1 = 6 Units
Tower A-2 = 8 units
Tower A-3 = 6 units
Tower A-4 = 8 units

E. **No. of Lifts Per Block :**

Block A-1 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.)
Block A-2 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.)
Block A-3 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.)
Block A-4 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.)

F. Specification of Lift

Lift Facia	Baroda Green
External Door	Powder Coated Finish
Internal Car	MS Wall & Granite Stone Flooring
Number of Persons	8 / 13
Rated Load	544/884
Speed of travel	1.5 m/s
Landing Doors	Fully Automatic Landing Doors in stainless steel hairline finish on the ground floor and powder coated finish on remaining floors.
Make	Kone / Schindler / OTIS
Speed	1.5 m/second

G. Corridor

A. Flooring - Vitrified Tiles
B. Painting - OBD Paint
C. Lighting - Ceiling Mounted Light Fixture/ Tube Lights

H. Staircase-Main & Fire

A Flooring - Baroda Green	B Painting- OBD Paint
C Railing- MS Railing	D Lighting – Ceiling Mounted Light Fixture/ Tube Lights

I. Terrace

A. Flooring – Brick Bat Coba **B.** Water Tank-R.C.C

J. Parking Area – Open / Stilt / Lower Basement /Upper Basement

A. Lighting-Ceiling Mounted Light Fixture / Tube Lights

K. 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 & UPFS/2019/4420/GZB/Ghaziabad/334/DD dated 11.03.2019.

L. LT Panel Room

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

M. Maintenance Room

Size	200 sq. ft in stilt area (18.58 sq. mt)
Flooring	Vitrified Tiles
Walls	OBD Paint

Specifications of Units

1. Structure

Earth Quake Resistant - RCC framed structure as per applicable seismic zone

2. Living Cum Dining Room

Floor	Vitrified Tiles
External Door and Window	Powder Coated Aluminium with glass
Walls	OBD of appropriate colour/ Asian paints make or equivalent
Main Entry Door	Main Entrance Door Laminated with Solid Wooden Frame
Hardware	Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows
Electrical	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television and TV outlets with modular switches and protective M.C.Bs

3. Bed Rooms

Floor	Vitrified Tiles
External Door and Window	Powder Coated Aluminium with glass
Walls	OBD of appropriate colour/ Asian paints make or equivalent
Internal Door	Finish 7' High Wooden Frame with enamel painted flush door
Hardware	Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows
Electrical	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television and TV outlets with modular switches and protective M.C.Bs

4. Kitchen

Floor	Vitrified Tiles
Window	Powder Coated Aluminium with glass
Walls	Ceramic tiles of 2' height from the platform and granite on top
Fittings	C.P. fittings with double bowl Stainless steel Sink
Internal Door	Open
Electrical	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs
Wood Work	Wood Work-Lower & Upper Level Cabinets

5. Toilet

Floor	Anti skid ceramic tiles
Walls	Ceramic tiles upto ceiling height
Fittings	White sanitary China Ware with EWG & CP fittings
Internal Door	Flush Shutter
Hardware	Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows
Electrical	Concealed Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs
Water Supply	Underground and Overhead water tanks with pumps and 24 hours water supply

6. Balconies

Floor	Ceramic Tiles
Walls	Oil Bound Distemper
Electrical	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs

7. Telephone

Intercom facility with instrument