

SKA ESTATE- PLOT NO.-GH-01A, SECTOR- ETA-2 GR. NOIDA.

Specification of Project-

Total No.of Flats	1059
No.of Floors	2Basements + STILT + 33 Fl.
No. of Flats per Floor	4 Nos. (IRIS, MAGNOLIA) 8 Nos. (ORCHID, ASTER, ZINNIA)
No.of Lifts per Block.	4 Nos. in IRIS, MAGNOLIA (3 nos.13 PASSAGENGERS) (1 nos.15 PASSAGENGERS) 6 Nos. in ORCHID, ASTER, ZINNIA (5 nos.13 PASSAGENGERS) (1 nos.15 PASSAGENGERS) External Door- MS Painted. Internal Car-Stainless Steel Wall & Granite Stone Flooring. Speed – 2m/second

1. Entrance Lobby Of Blocks

a) IRIS, MAGNOLIA

- I. Ground Floor Entrance Lobby
- II. Lower & Upper Basement Lobby

Flooring – Marble / Vitrified Tiles
Ceiling - POP False Ceiling / Grid False Ceiling
Painting – Plastic Paint
Lift Facia – Stone /Tiles
Lighting – Ceiling Mounted Light Fixtures
Door – S.S Doors/ Aluminium Doors

b) ASTER, ORCHID, ZINNIA

- I. Ground Floor Entrance Lobby
- II. Lower & Upper Basement Lobby

Flooring – Marble / Vitrified Tiles
Ceiling - POP False Ceiling / Grid False Ceiling
Painting – Plastic Paint
Lift Facia – Stone /Tiles
Lighting – Ceiling Mounted Light Fixtures
Door – S.S Doors/ Aluminium Doors

2. Staircase -

- a. Flooring - Marble Stone Flooring (Staircase No-1).
Concrete / IPS Flooring (Staircase No.2)
- b. Painting - OBD Paint.
- c. Railing - MS Railing.
- d. Lighting - Ceiling Mounted Light Fixture/Tube Lights

3. Terrace

- a. Flooring – Tiles / Trimix Concrete
- b. Painting – Texture Paint

- c. Parapet – R.C.C / M.S Railing
- d. Water Tank – R.C.C

4. Visitor's / Differently Able Toilet-

- a) One for each block.
- b) Flooring - Tiles.
- c) Painting - OBD.
- d) Wall Cladding - Tiles.
- e) W.C. - European WC.
- f) CP Fittings - Chrome Plated.

5. Basement Area – Lower & Upper Basement.

- a. Road & Parking - Trimix Concrete Flooring.
- b. Lighting - Ceiling Mounted Light Fixture.
- c. Normal Parking size – 13.75 sq.mt. (2.50 X 5.50 MT.)
- d. Back to Back parking – Small – 22.50 sq.mt. (2.50 x 9.00 MT.)
Large- 27.50 sq.mt. (2.50 x 11.0 MT.)

6. Visitor Parking

- 15 Visitors Parking for each Block.
- 2 Disable person parking for each Block.

7. Club - Consist of:

A. Reception Lobby

- ☐ Flooring – Vitrified Tiles / Marble Stone
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

B. AV ROOM

- ☐ Flooring – Vitrified Tiles / Marble Stone /Carpet.
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

C. Community Hall with pre function area, party lawn and male/female toilet.

- ☐ Flooring – Vitrified Tiles / Marble Stone
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

D. Gym - 1 No.

(I) Cardio area

(II)Weight training area

(III) Pilates area

- ☐ Flooring – Vinyl / Rubber Flooring
 - ☐ Wall – Mirror / OBD Paint / Wall Paper
 - ☐ Ceiling – Perforated Gypsum Tiles / POP False ceiling
- ☐ Equipment - Treadmill-4 No., Bikes-4 No., Benches-4 No., Dumble with Rack-2 Sets, MultiPress-1 No., Leg Press-1 No., Handpress-1 No., Pilate- 1 nos.)

E. Yoga and aerobics area

- ☐ Flooring – Vitrified Tiles / Marble Stone
- ☐ Wall – Mirror / OBD Paint / Wall Paper
- ☐ Ceiling – Perforated Gypsum Tiles / POP False ceiling

E. Teenager Room

- (I) Virtual golf area
- (II) Pool table
- (III) Gaming zone
- ☐ Flooring – Vitrified Tiles / Marble Stone
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

F. Toddler Zone

- ☐ Flooring – Vitrified Tiles / Marble Stone
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

G. Business Centre

- ☐ Flooring – Vitrified Tiles / Marble Stone
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

H. SPA Includes:

- ☐ Massage room
- ☐ Steam room
- ☐ Sauna room
- ☐ Flooring – Vitrified Tiles / Marble Stone
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

J- VIRTUAL GAME ROOM

- ☐ Flooring – Vitrified Tiles / Marble Stone /Carpet.
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

K. INDOOR GOLF

- ☐ Flooring – Vitrified Tiles / Marble Stone /Carpet.
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

L. CARD ROOM / SENIOR CITIZEN ROOM

- ☐ Flooring – Vitrified Tiles / Marble Stone /Carpet.
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

M. Indoor all weather Pool

- ☐ Depth – 0.30 to 1.2m
- ☐ Finishes – Tiles / Stone

N. Male and female toilets.

- ☐ Flooring – Vitrified Tiles / Marble Stone
- ☐ Ceiling – Pop False Ceiling/ Grid False Ceiling
- ☐ Walls – OBD Paint/Wall Paper

8. **Swimming Pool with**

- ☐ Depth – 0.30 to 1.2m
- ☐ Finishes – Tiles / Stone

Infinity Edge

Kid's pool

Outdoor Jacuzzi

In pool loungers

Water spouts

☐ **Pool Deck**

☐ **Changing Room Male/Female - 1 No. Each**

9. Landscaping - includes:

☐ Hard Landscape – Driveway / Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered Tiles

☐ Soft Landscape:-Natural Grass/Artificial Grass pad/ Grass Lawn/Shrubs/Plants/Trees

☐ Lighting - Pole Light

☐ Kids Play Area- 1 No.

(Toddler Multi Play Station-1 No. /Parallel Bars-1 No. / Four Seater Seesaw Hugo-1 No./Triangular Climber Hugo-1 No./Merry Go Round-1 No./Sitting Pods Hugo-1 No./ Fierro A Swing- 1 No.)

☐ Basketball Court – 1 No.

☐ Badminton court- 1 no.

☐ Mini football Court – 1 No.

☐ Pickle Ball court – 1 No.

☐ Box Cricket net Practice – 1 No

☐ Jogging Track.

☐ Open Air Theatre with tensile canopies

☐ Reflexology Path

☐ Community lawn

☐ Open Gym

☐ Pet Park

10. ESS & DG (Maximum Capacity).

☐ DG Sets – 750 KVA - 1 Nos. & 600 KVA -1 nos.

☐ Transformers – 1200 KVA-1 nos. - 1000 KVA- 1 nos.

☐ Online Solar Power System of 30KW Capacity

11. Organic Waste Compost Plant (In basement)

12. STP – 755 KLD – 1 Nos. (In basement)

13. R.W.A Room/Maintenance Room/ Maint. Store/MISC. Store/Landscape Store– (In basement)

14. L.T Panel Room - (In basement)

☐ Flooring – IPS

☐ Walls – OBD Paint

15. Tank & Pump Room (In basement)

☐ Hydro Pneumatic Pump for domestic Water Supply - 1No-150 LPM

☐ Hydro Pneumatic Pump for Recycle Water Supply - 1 No-100 LPM

☐ Fire Pump as per Fire Norms

16. Meditation room

Area approx. 30.00 sq.mt./322.92 sq.ft.)

☐ Flooring- Tiles and Marble floors

☐ Walls – OBD Paint