

**Project – SG ORCHARD
SPECIFICATION OF COMMON AREA OF TOWER**

No. of Tower	: 5 Nos.
Total no. of Flats	: 499 nos.
No. of Floors	: 24
No. of Flat per Floor:	
Tower 1	: 96
Tower 2	: 96
Tower 3	: 96
Tower 4	: 92
Tower 5	: 119

(All Towers have Double Heighted Entrance Lobby)

A. Corridors: -

- i. Painting : OBD Paint
- ii. Lighting : Ceiling Mounted Light Fixture
- iii. Fire-Fighting: All requirements in light of Pre NOC granted by UP Fire Services, Lucknow along with Fire Pump Room

B. Staircase

- a) Flooring : Granite
- b) Painting : OBD Paint
- c) Railing : MS Steel
- d) Lighting : LED Lighting
- e) Cut out Area : By WPC Jali

For S.G. Estates Pvt. Ltd.

Quetta

Director



C. Lift

Specification of Lift

- a) Lift Facia : Granite/ Tiles
- b) External Door : MS Steel Finish
- c) Internal Car : MS Wall & Granite Stone Flooring
- d) Number of Persons : 8/13
- e) Speed of Travel : 1.5 m/s
- f) Landing Doors : Fully automatic landing doors in stainless steel
- g) Make : Kone / Schindler/ OTIS/ Equivalent

- 2. **PARKING AREA** : **Lower / Upper Basement / Stilt / Podium / Mechanical parking**
- 3. **Fire Pump Room** : **Fire Pump Room along with all equipment**
- 4. **Electrical Panel Room** : **Electrical Panel Room along with all equipment**
- 5. **STP** : **230 KLD**



Vishal Mittal

For S.G. Estates Pvt. Ltd.

Director

Director

Project SG Orchard SPECIFICATIONS OF FLAT

STRUCTURE

Earthquake resistant frame structure

FLOORING

- Vitrified tiles in Living, dining, kitchen, Entrance, Lobby, toilets, bed rooms.
- Ceramic tiles (600 x 600 mm) in balconies except one having design of Moroccan tile

WALLS, CEILINGS & WOODWORK

- False ceiling in corners of Living room.
- POP finish walls with paint in pleasing shades
- Wardrobe (laminated particle boards) in all bed rooms.

KITCHEN

- Modular Kitchen with accessories and granite/ Equivalent working top along with Double bowl stainless steel sink
- Ceramic tiles (600 x 300 mm) on all walls
- One extra single bowl stainless steel sink in service balcony.



Vishal Mittal

DOOR AND WINDOWS

- Outer doors and window UPVC / aluminum power coated with Toughened Glass
- Internal wooden frames made of WPC/ Hard wood/ Engineering wood door frame.
- All door shutters are laminated flush shutters of 7 ft. height except main entrance door which is 8 ft.

TOILET

- Plumbing done with CPVC/PVC pipe.
- Wall mounted EWC with concealed cistern of Jaguar/ Kohler/ equivalent make
- Vanity wash basin with Granite in Master Bed room
- Shower area separated by fixed glass partition in one Toilet only.
- Mirror

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Director

CP FITTINGS

- Somany, Hindware, Supreme, Jaguar/Kohler or equivalent CP fittings.

ELECTIRCAL

- Adequate light & power points in wall & ceiling.
- ISI mark, fire retardant copper wire in PVC conduits with MCB.
- Modular switches, Conduits for DTH connection.
- Intercom facilities for communication with lobby, main gate and other apartments

RAILINGS

- MS/Glass Railing in Balconies

SAFETY AND SECURITY

- Electronic door Lock on main entrance door.
- Video surveillance system with CCTV cameras on boundary, entrance lobbies and main gate of the Project.
- Fire prevention, suppression, detection and alarm system as per fire NOC guidelines.

WATER CONSERVATION

- Rainwater Harvesting (4 nos.).
- Efficient low flow plumbing fixtures.
- Reuse of STP water for flushing and landscape to minimize potable or ground water usages.

ENERGY EFFICIENCY

- LED based lighting in common areas.

EXTERNAL WALL

- Texture paint

For S.G. Estates Pvt. Ltd.



Director

