

Specification...ject - ORION

SKA ORION

Specification of Project:

Total No. of Flats

No. of Floors

No. of Flats per Floor

No. of Lifts per Block.

508

2 Basements + Stilt + 33 Floors

4 Nos. (ALPHA & BETA)

8 Nos. (GAMMA)

4 nos in GAMMA (3 No-8 Passenger Lifts & 1 No-13 Passenger Fire/Service Lift)

3 nos in ALPHA & BETA (2 No-8 Passenger Lifts & 1 No-13 Passenger Fire/Service Lift)

External Door- MS Painted.

Internal Car-Stainless Steel Wall & Granite Stone Flooring.
Speed - 1.5m/second

1. Entrance Lobby Of Blocks

a) ALPHA AND BETA

I. Ground Floor Entrance Lobby Area-(160.46 sq.mt. / 1727.19 sq.ft.)

II. Lower & Upper Basement Lobby Area-(110.60 sq.mt. / 1190.50 sq.ft.)

b) GAMMA

III. Ground Floor Entrance Lobby Area-(193.47 sq.mt. / 2082.51 sq.ft.)

IV. Lower & Upper Basement Lobby Area-(59.63 sq.mt. / 641.86 sq.ft.)

c) Flooring - Vitrified Tiles

d) Ceiling - POP False Ceiling / Grid False Ceiling

e) Painting - OBD

f) Lift Facia - Tiles

g) Lighting - Ceiling Mounted Light Fixtures

h) Door - S.S 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 / Trimek 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) ALPHA & BETA - 2 in each block- 8.88 sqmt/95.59 sqft approx

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 - Trimek Concrete Flooring.

b. Lighting - Ceiling Mounted Light Fixture.

c. Parking size - 13.75 sq.mt.

6. Visitor Parking (Surface)

2 Visitors Parking for each Block

1 Disable person parking for each Block

7. Club - Approximate Area- 903.99 sq.mt. / 9730.55 sq.ft. Consist of:-

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1 Disable person parking for each Block

7. Club - Approximate Area- 903.99 sq.mt. / 9730.55 sq.ft. Consist of:-

a. Reception Lobby

|| Area - 36 sq.mt./ 387 sq.ft.

|| Flooring - Vitrified Tiles / Marble Stone

|| Ceiling - Pop False Ceiling/ Grid False Ceiling

|| Walls - OBD Paint/Wall Paper

b. Lounge

|| Area - 159 sq.mt./ 1711 sq.ft.

|| Flooring - Vitrified Tiles / Marble Stone

|| Ceiling - Pop False Ceiling/ Grid False Ceiling

|| Walls - OBD Paint/Wall Paper

c. Community Hall With Pantry & male/female toilet - 1 no.

|| Area - 301.53 sq.mt. / 3245.67 sq.ft.

|| Flooring - Vitrified Tiles / Marble Stone

|| Ceiling - Pop False Ceiling/ Grid False Ceiling

|| Walls - OBD Paint/Wall Paper

d. Party Lawn (Area included in landscape area)

e. Gym - 1 No.

|| Area - 95.12 sq.mt. / 1023.88 sq.ft.

|| 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.)

f. Indoor Games

|| Area - 36 sq.mt. / 387 sq.ft.

|| Flooring - Vitrified Tiles / Marble Stone

|| Ceiling - Pop False Ceiling/ Grid False Ceiling

|| Walls - OBD Paint/Wall Paper

g. Billiards

|| Area - 40 sq.mt. / 430 sq.ft.

|| Flooring - Vitrified Tiles / Marble Stone

|| Ceiling - Pop False Ceiling/ Grid False Ceiling

|| Walls - OBD Paint/Wall Paper

|| Equipment - Pool Table - 1 No.

h. Swimming Pool & Kids Pool - (Approx. Area - 261 sq.mt. / 2809 sq.ft.)

|| Swimming Pool:-

|| Area - 240.00 sq.mt. / 2583.36 sq.ft.(Approx.)

|| Depth - 1.2m

|| Finishes - Tiles / Stone

|| Kids Pool:-

|| Area - 34.64 sq.mt. / 372.86 sq.ft. (Approx.)

|| Depth - 0.6m

|| Finishes - Tiles / Stone

i. Pool Deck.

j. Changing Room Male/Female - 1 No. Each

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j. Changing Room Male/Female - 1 No. Each

k. Spa.

|| Area - 107.07 sq.mt. / 1152.50 sq.ft.

|| Flooring - Vinyl / Rubber Flooring

|| Wall - Mirror / OBD Paint / Wall Paper

|| Ceiling - Perforated Gypsum Tiles / POP False ceiling

8. Landscaping - (Total Area Approx. 4726.00 sq.mt. / 50870.00 sq.ft.) which 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./N Go Round-1 No./Sitting Pods Hugo-1 No./ Fierro A Swing- 1 No.)

|| Badminton Court- 1 No. (74 sq. mt. / 796 sq. ft.)

|| Half Basketball Court - 1 No.

|| Cricket Practice Pitch - 1 No.

|| Skating Rink - 1 No.

|| Jogging Track.

|| Open Air Theatre

|| Table tennis - 02 No.

|| Hop-Scotch - 02 No.

9. ESS & DG (Maximum Capacity).

|| DG Sets - 500KVA - 2 Nos.

|| Transformers - 1250 KVA - 2 Nos.

|| Online Solar Power System of 30KW Capacity

10. Organic Waste Compost Plant (in basement) -approx.73.40 sq.mt./ 790.08 sq.ft.)

11. STP - 200 KLD - 1 Nos. (in basement) -approx.73.40 sq.mt./ 790.08 sq.ft.)

12. R.W.A Room/Maintenance Room/Maintenance Store/MISC. Store/Landscape Store- (in basement) -approx sq.mt./3000 sq.ft.)

|| Flooring - IPS

|| Walls - OBD Paint

13. L.T Panel Room - (in basement) -approx. 60 sq.mt./645 sq.ft.)

|| Flooring - IPS

|| Walls - OBD Paint

14. Tank & Pump Room (in basement) -approx.243 sq.mt./2615 sq.ft.)

- ☐ 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

15. Religious Building -approx.50.00 sq.mt./538.20 sq.ft.)

|| Flooring- Tiles and Marble floors

|| Ceiling - POP Falls Ceiling

|| Walls - OBD Paint