

UNIT SPECIFICATIONS

1. Flooring: Raw rough Reinforced Cement Concrete (RCC) slab. Desired flooring to be done by owner at his own cost.
2. Ceiling: Raw rough Reinforced Cement Concrete (RCC) slab.
3. Partition wall: Aerocon Panel 75 mm thick as partition wall (Unit partition wall shared by staircase, lift, toilets, services shaft, etc., is of brick wall / cement blocks / RCC wall).
4. Wall finish: Raw finish of 75 mm thick Aerocon panel partition wall (wall finishing to be done by owner at his own cost)
5. Door: Only Glass door permissible as per design control set by Architect / developer (Cost of glass door to be borne by buyer).
6. Window: Only glass permissible as fixed window as per design control set by Architect / developer (Cost of fix glass window to be borne by buyer).
7. Rolling Shutter: Rolling shutter installation will be done by developer and cost to be borne by buyer (Design of rolling shutter has to be as per design control set by Architect / developer).
8. Signage: Shop dedicated signages spaces area earmarked at outside each shop front above glass door & window (buyers will have no right on common area signage spaces).
9. Electricity supply: Single point electricity supply connection in each shop unit.
10. Air Conditioning: Single point water supply for indoor air conditioning unit (supply and return pipe both).
11. Fire fighting: Fire fighting sprinklers in shop as per prevailing norms.
12. Fire detection: Smoke detectors in shop as per prevailing norms.

PROJECT SPECIFICATIONS

1. Common area flooring: Common area flooring in stone, granite, marble, vitrified tiles, ceramic tiles, tremix concrete raw finish, etc as approved by architect.
2. Common area ceiling: ceiling finished with variables false ceiling design and materials approved by architect.
3. External facade finish: Exterior finishing in texture paid, outdoor weather proof paint, ACP panelling, stone/tile cladding, exterior jaali in MS / aluminium / stone, façade branding cover, etc.
4. Railing: Common area railing in SS & Glass and SS/MS railing in staircase.
5. Lift, escalators & travellers: OTIS / KONE / SCHINDLER / JHONSON / THYSSENKRUPP, etc, as approved by architect.
6. Spacious glass lifts.
7. Common area Signages: Signage and branding spaces other than dedicated shop signages in building facade (buyers will have no right on common area signage spaces other than their earmarked signages at their shop front).
8. Electricity supply: 11/33 KVA electricity supply through PVVNL.
9. Air Conditioning: DX system of air conditioning with cooling tower on roof top. Single point water supply for indoor air conditioning unit (supply and return pipe both).
10. Fire fighting: Fire fighting sprinklers in shop & common areas as per prevailing norms.
11. Fire detection: Smoke detectors in shop and common areas as per prevailing norms.
12. Corridors & passage: adequate wide corridors and passage as per norms.
13. Less CAM charges: Due to innovative project design, the common area maintenance charges are presumed to be less compared to similar project type.
14. Car parking: adequate car parking spaces as per prevailing norms.
15. Landscape: Beautiful landscape design by renowned specialist landscape architect.
16. Open air theatre for general public.
17. Water bodies for natural ambience.
18. Colourful road & driveways.
19. Water efficient sanitary wares and fittings.
20. Eco-friendly project design.