

#### FLOORING

- Vitrified tiles (600x1200) in Drawing, Dining, Kitchen & Entrance Lobby
- Vitrified tiles (600x600) in all Bedrooms
- Ceramic tiles in Toilets and Balconies

#### WALLS & CEILING FINISH

- POP/Gypsum Plaster finished walls & ceiling with OBD
- 2'-0" dado above the working top and 4'-6" from the floor level on remaining walls by ceramic tiles

#### KITCHEN

- Individual RO unit in Kitchen for drinking water
- Wood work in Kitchen with Accessories

#### TOILETS

- Granite counter washbasin in Master Bedroom Toilet
- Wall mounted EWC
- White sanitary ware
- CP fittings (Jaquar or Marc or equivalent standard)
- Mirror and towel rack
- Ceramic tiles on walls up to Ceiling in wet area and on remaining wall up to 4'-0" height
- Shower area separated by fixed glass partition in master bedroom
- Ceiling exhaust fan in each toilet



# extraordinary combination of **design & details**

#### DOORS & WINDOWS

- Outer doors & windows aluminium powder coated/UPVC
- Internal Wooden Door Frames made of Meranti or equivalent wood
- Good quality hardware fittings
- One Almirah in all Bedrooms
- All Doors laminated Flush Shutter of 8'-0" Height

#### ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling
- One tube light/CFL light in each room
- Conduits for DTH connection without wire
- Intercom facilities for communication with lobby, main gate and other apartments
- Provision only for split AC points in All Bedrooms, Drawing & Dining area
- Video door phone in Main door

NOTES: • The colour and design of the tiles can be changed without any prior notice. • Variation in the colour and size of vitrified tiles/granite may occur. • Variation in colour in mica may occur. • Area in all categories of apartments may vary up to  $\pm 3\%$  without any change in cost. • However, in case the variation is beyond  $\pm 3\%$  charges are applicable.

# PROJECT SPECIFICATIONS

<b>TOTAL NO. OF FLATS</b>	<b>: 800</b>
NO. OF FLOORS	: 2Basements+Stilt+20/27FLOORS*
NO. OF FLATS PER FLOOR	: 1&4
NO. OF LIFTS PER BLOCK	: 3 ( 2 NO-10 PASSENGER LIFTS & 1 NO- 13 PASSENGER LIFT)

**SPECIFICATION OF LIFTS :**  
EXTERNAL DOOR- IN BOTH BASEMENT & STILT FLOOR HAVE STAINLESS STEEL MIRROR & TYPICAL FLOOR HAVE MS PAINTED.  
INTERNAL CAR-STAINLESS STEEL WALL & GRANITE STONE FLOORING.

## **ENTRANCE LOBBY OF BLOCK**

GROUND FLOOR ENTRANCE LOBBY AREA	: (235 SQ.MT. / 2529 SQ.FT.)
LOWER & UPPER BASEMENT LOBBY AREA	: (75 SQ.MT. / 807 SQ.FT.)
FLOORING -	: VITRIFIED TILES
CEILING	: POP FALSE CEILING
PAINTING	: OBD
LIFT FASCIA	: TILES
LIGHTING	: CEILING MOUNTED LIGHT FIXTURES
DOOR -	: S.S DOORS

## **STAIRCASE**

a) FLOORING	: MARBLE STONE FLOORING (STAIRCASE NO. 1&2)
b) PAINTING	: OBD PAINTS
c) RAILING	: MS RAILING
d) LIGHTING	: CEILING MOUNTED LIGHT FIXTURE/ TUBE LIGHT

## **TERRACE**

a) FLOORING	: TILES/TRIMIX CONCRETE
b) PAINTING	: TEXTURE PAINT
c) PARAPET	: R.C.C/ M.S RAILING
d) WATER TANK	: R.C.C

## **VISITOR 'S / DIFFERENTLY ABLE TOILET-**

a) 1 IN EACH BLOCK	: 3.25SQ. MT/ 35 SQ. FT. APPROX.
b) FLOORING	: TILES
c) PAINTING	: OBD
d) WALL CLADDING	: TILES
e) W.C	: EUROPEAN W.C
f) CP FITTINGS	: CHROME PLATED

## **BASEMENT AREA - LOWER & UPPER BASEMENT.**

a) ROAD AND PARKING	: TRIMIX CONCRETE FLOORING
b) LIGHTING	: CEILING MOUNTED LIGHT FIXTURE/ TUBE LIGHT
c) PARKING SIZE	: 13.75 SQMT
d) RAMP	: CHEQUERED TILES

## **VISITOR PARKING-**

3 VISITORS PARKING FOR EACH BLOCK  
1 DISABLE PERSON PARKING FOR EACH BLOCK

## **COMMUNITY CENTER (CLUB)**

-APPROXIMATE AREA- 2602 SQ. MT. / 28000 SQ.FT. CONSIST OF:

- a) **COMMUNITY HALL WITH KITCHEN & MALE FEMALE TOILET - 1 NO.**  
AREA – 269.41 SQ.MT. / 2900 SQ.FT.  
FLOORING – VITRIFIED TILES / MARBLE STONE  
CEILING – POP FALSE CEILING  
WALLS – OBD PAINT / WALL PAPERS / WOODEN PANELING
- b) **GYM & YOGA - 1 NO.**  
AREA – 400 SQ.MT. / 4300 SQ.FT.  
FLOORING – VINYL / RUBBER FLOORING  
WALL – MIRROR / OBD PAINT  
CEILING – PERFORATED GYPSUM TILES / POP FALSE CEILING  
EQUIPMENTS :- TREADMILL – 4 NOS. / DRIVE SYSTEM – 2 NOS. / COMMERCIAL SPINER  
BMX – 3 NOS. / WATER ROWER BEECH ROWING MACHINE – 1 NO. / MULTI PRESS 1 NO./ LEG EXTENSION – 1 NO. / LAT PULLDOWN & SEATED ROW – 1 NO. / CABLE CROSSOVER – 1 NO. / POWER CENTER COMBO BENCH – 2 NO / DUMBBELL RACK – 1 NO / ROUND DUMBBLES / WEIGHT PLATES / RODS
- c) **Changing Room With Steam & Sauna Male/Female - 1 No. Each**  
AREA – 103 SQ.MT. / 1100 SQ.FT.  
FLOORING – VITRIFIED TILES  
WALLS – TILES & OBD PAINT  
CEILING – POP & GRID FALSE CEILING
- D) **LOBBY AREA**  
AREA – 139.35 SQ.MT. / 1500 SQ.FT.  
FLOORING – VITRIFIED TILES  
WALLS – TILES & OBD PAINT  
CEILING – POP & GRID FALSE CEILING
- E) **SQUAST COURT ( AREA APPROX – 60 SQ.MT / 645 SQ.FT. ) – 1 NO.**
- F) **INDOOR GAMES & KIDS PLAY AREA – 339 SQ.MT. / 3650 SQ.FT.**  
FLOORING – VITRIFIED TILES  
WALLS – WALL PAPERS & OBD PAINT  
CEILING – POP FALSE CEILING  
EQUIPMENT – POOL TABLE – 1NO. / BILLIARD TABLE – 1 NO. / TABLE TENNIS – 2 NOS. / CARROM TABLE – 1 NOS. / CHESS TABLE - 2 NOS.
- g) **Badminton Court - 1 No.**  
Area – 157.93 sq.mt. / 1700 sq.ft.  
Flooring – Vinyl Flooring & Vitrified Tiles  
Walls – OBD Paint  
Ceiling – Paint
- h) **Restaurant Area – 95 sq.mt. / 1022 sq.ft.**

## **SWIMMING POOL, KIDS POOL, DECK & SPILL OVER PART LAWN**

AREA – 800 SQ.MT. / 8611 SQ.FT.

SWIMMING POOL :-

a) SIZE	: 12 M X 24.0 M
b) DEPTH	: 1.2 M (Max.)
c) FINISHES	: TILES/ STONE
KIDS POOL:-	
a) SIZE	: 2.7 M X 9.0 M
b) DEPTH	: 0.6 M (Max.)
c) FINISHES	: TILES/ STONE

- **LANDSCAPING AT PODIUM** – (Total Area Approx. 16200 sq.mt. / 174376 SQ.FT.) which includes
  1. Hard Landscape - Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered Tiles
  2. Soft Landscape :- Natural Grass / Artificial Grass pad / GrassLawn/Shrubs/Plants/Trees
  - 3 Lighting - Pole Light
  - 4 Kids Play Area- 1 Nos.

- 4 KIDS & TODDLER PLAY AREA- 1 NO.  
EQUIPMENTS :- TRIANGULAR CLIMBER – 1 NO. / STEPPING STONE – 1 NO. / 4 SEATER SEE SAW – 1 NO. / 2 SEATER SEE SAW – 1 NO. / MERRY GO ROUND – 1 NO. / PARALLEL BARS – 1 NO. / FIERO A SWING – 1 NO. / MERRY GO HIP HOP – 1 NO. / ESPIRIT X MULTI PLAY STATION – 1 NO. / HUGO MPS MULTI PLAY STATION – 1 NO
- 5. BASKET BALL COURT – 1 NO.
- 6. TENNIS COURT – 1 NOS.
- 7. SKATING RINK - 1 NO.
- 8. JOGGING TRACK.
- 9. PRAY HALL - 1 NO.
- 10. REFLEXOLOGY PATH.
- 11. AMPHITHEATRE (OAT)
- 12. GREEN LAWN

## **ESS AND DG ( MAXIMUM CAPACITY )**

a) DG SETS	: 750 KVA - 6 Nos.
b) TRANSFORMER	: 2000 KVA 4 NOS.
c) SOLAR PLANT	: 65KW FOR COMMON LIGHT OF BASEMENTS.

## **ORGANIC WASTE COMPOST PLANT (IN UPPER BASEMENT) – APPROX. 75 SQ.MT./807 SQ.FT.)**

**STP – 150 KLD – 2 NOS.** (IN LOWER BASEMENT) – APPROX. 350 SQ.MT./3767 SQ.FT.)

<b>R.W.A ROOM</b> - (on UPPER BASEMENT) – approx. 85 sq.mt./915 sq.ft.)	
a) FLOORING	: VITRIFIED TILES
b) CEILING	: PERFORATED GYPSUM FALSE CEILING
c) WALLS	: OBD PAINT

## **MAINTENANCE ROOM** - (on upper basement) - approx. 87 sq.mt./936.46 sq.ft.)

a) FLOORING	: VITRIFIED TILES
b) CEILING	: PAINTED OBD
c) WALLS	: OBD PAINT

## **L.T PANEL ROOM** (IN UPPER BASEMENT) – APPROX. 110 SQ.MT./ 1184 SQ.FT.)

a) FLOORING	: IPS
b) WALLS	: OBD PAINT