



Project Specifications

Total No. of Blocks	9 (A,B,C,D,E,F,G,H,I)			
Total No. of Flats	Residential-2476 Units EWS/LIG - 450 Units TOTAL = 2926 Units			
No. of Floors	Residential- 2/3 Basements+Stilt+32 Floors (13 Floor Number Not Counted) EWS/LIG- 1 Basement+Stilt+19/20 Floors (13 Floor Number Not Counted)			
No. of Flats Per Floor Per Block/ Tower	Residential–8/12 Nos. EWS/LIG - 25 Nos.			
No. of Lifts Per Block.	<ul style="list-style-type: none">Block – A,B,E,F,G,H,I – 3 Nos. (2Nos -8 Passenger Lifts & 1 No-13 Passenger lift)Block – C,D – 4 Nos. (3Nos -8 Passenger Lifts & 1 No-13 Passenger lift) Specifications of Lift <ul style="list-style-type: none">External Door- MS PaintedInternal Car-Stainless Steel Wall & Granite Stone FlooringMake – Kone/Fujitec/Otis or EquivalentSpeed – 1.5 to 1.75m/second	Entrance Lobby Of Block <ul style="list-style-type: none">a. Ground Floor Entrance Lobby Area-(120 sq.mt. / 1291 sq.ft.)b. Lower & Upper Basement Lobby Area- (65 sq.mt. / 700 sq.ft.)c. Flooring-Vitrified Tilesd. Ceiling - POP False Ceilinge. Painting – OBDf. Lift Facia – Tilesg. Lighting – Ceiling Mounted Light Fixturesh. Lobby Main Door – S.S Doors Staircase - <ul style="list-style-type: none">a. Flooring - Marble Stone Flooring (Staircase No-1)b. Concrete / IPS Flooring (Staircase No.2)c. Painting - OBD Paintd. Railing - MS Railinge. Lighting - Ceiling Mounted Light Fixture/Tube Lights Terrace <ul style="list-style-type: none">a. Flooring – Tiles / Trimix Concreteb. Parapet – R.C.C / M.S Railingc. Water Tank – R.C.C Visitor’s / Differently Able Toilet- <ul style="list-style-type: none">a. 1 in each Block-2.58sq.mt./ 27sq.ft. Approx.b. Flooring - Tilesc. Painting - OBDd. Wall Cladding - Tilese. W.C. - European WCf. CP Fittings - Chrome Plated Basement Area – Lower & Upper Basement. <ul style="list-style-type: none">a. Road & Parking - Trimix Concrete Flooring / Tileb. Lighting - Ceiling Mounted Light Fixture / Tube Lightsc. Parking size – 13.75 sqmt Visitor Parking- 2 Visitors Parking for each Block 1 Disable person parking for each Block	Club - Approximate Area- 850.00 sq.mt./ 9150sq.ft.consist of:- <ul style="list-style-type: none">a. Community Hall With kitchen & male female toilet - 1 no.<ul style="list-style-type: none">• Area – 425 sq.mt. / 4575sq.ft.• Flooring – Vitrified Tiles / Marble Stone• Ceiling – Pop False Ceiling• Walls – OBD Paintb. Gym-1 No.<ul style="list-style-type: none">• Area – 205 sq.mt. / 2200 sq.ft.• Flooring –Vinyl / Rubber Flooring• Wall – Mirror / OBD Paint• Ceiling – Perforated Gypsum Tiles / POP False Celing• Equipment - Treadmill-3 No., Bikes-3 No., Benches-4 No., Dumble with Rack-2 Sets, MultiPress-1 No., Leg Press-1 No., Handpress-1 No.)c. Changing Room Male/Female -1 No. Eachd. Table Tennis- 2 Nos.e. Pool Table-1 No.f. Carrom & Chess Table – 1 No. eachg. Swimming Pool & Kids Pool - (Approx. Area - 550 sq.mt. / 5920 sq.ft.) Swimming Pool :- <ul style="list-style-type: none">• Size – 12m x 24m (Approx)• Depth – 1.2m (Max.)• Finishes – Tiles / Stone Kids Pool :- <ul style="list-style-type: none">• Size – 4m x 7m (Approx)• Depth – 0.6m• Finishes – Tiles / Stone• Pool Deck <ul style="list-style-type: none">• Landscaping- (Total Area Approx. 7787.03 sq.mt. /83819sq.ft.)as/sanction drawing which includes:<ul style="list-style-type: none">• Hard Landscape–Driveway / Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered Tiles	<ul style="list-style-type: none">• Soft Landscape:-Natural Grass/Artificial Grass pad/ Grass Lawn/ Shrubs/Plants/Trees• Lighting-Pole Light• Kids Play Area- 1 No. Open - Trimix Concrete Flooring / Rubber Flooring• (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./ Fiero A Swing- 1 No.)• Badminton Court- 1 No.- Trimix Flooring• Half Basketball Court – 1 No.- Trimix Flooring• Skating Rink-1 No.- Trimix Flooring• Jogging Track.- Trimix Flooring• Open Air Amphitheatre (OAT)• Green Lawn ESS & DG (Maximum Capacity). <ul style="list-style-type: none">• DG Sets-2800 KVA• Transformers-4000 KVA• Online Solar Power System of 45KW Capacity (Total capacity not Tower wise) Organic Waste Compost Plant (In First Basement) –approx.200 sq.mt./2150sq.ft.) STP – 150 KLD 2 Nos.(In Second basement) –approx. 500 sq.mt./5380sq.ft.) R.W.A Room (In First Basement) –approx. 46.5 sq.mt./500sq.ft.) <ul style="list-style-type: none">• Flooring – Vitrified Tiles• Ceiling – Perforated gypsum false ceiling• Walls – OBD Paint Maintenance Room (In First Basement) –approx. 69.8 sq.mt./750sq.ft.) Flooring- Vitrified Tiles Walls- OBD Paint LT Panel Room - (In First Basement) –approx. 83.7 sq.mt./ 900 sq.ft.) <ul style="list-style-type: none">• Flooring – IPS• Walls – OBD Paint

Other items specification, not mentioned above, is as per Developers/Architects direction.

Disclaimer:
Total Area: The total area loading of other constructed areas including the constructed common areas overt the carpet area which is duly mentioned in the lay out plan of the unit.
Carpet Area: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. 1 Sqm=10.764 sq. ft., 304.8mm= 1'-0".

All specification, designs, layout, images, conditions are only indicative and these are purely conceptual and constitute no legal offerings. 1 Sq mt=10.764 sq ft.
• The colour and design of the tiles can be changed without any prior notice • Variation in the colour and size of the vitrified tiles/granite may occur • Variation in colour in mica may occur
• Area in all categories of apartments may vary upto ±3% charges are applicable

Land area admeasuring 48752.47 sq. mtr. approximately owned by Gaursons India Pvt. Ltd. by way of Exchange Deed Registered on 25.01.2016 Vide Book No. -1. Voll No. 30944, Page No 355 to 376 and Registration No. 1502, in SRO-IV, Ghaziabad. Map Sanctioned Vide letter No.754 / P10910-40 / 2016-17 / 410P10-5 Dated 24-03- 2017 by Ghaziabad Awas Evam Vikas Parishad. All images, perspective, specifications, features, figures are only indicative and not a legal offering. All project related sanctions any other statutory compliance can be seen in person at our office. 1 sq. mtr.. 10.764 sq. ft. 1 acre. 4047 sq. mtrs. (approx.) *Terms & Conditions apply.