

**PROJECT SPECIFICATIONS**  
**SG Oasis**

A. Total No. of Tower : 1 No.

B. Total No. of Flats : Residential – 194 Units

C. No. of Floors : Residential Tower - 1  
(2 Basement + G + 21 )

D. No. of Flats : 9 Nos.  
Per Floor

E. No. of Flats /Units : 194 no.s

F. No. of Lifts : 3 Lifts. 8 Passenger -2 No. & 13 Passenger -1 No.

G. Specification of Lift :  
Lift Facia- Baroda Green  
External Door- Powder Coated Finish  
Internal Car- MS Wall & Granite Stone Flooring  
Number of Persons 8 / 13

Make : Schindler/ Kone /Otis

Speed : 1.5 m/second (Variation may occur as per company models)

**H. Corridor**

- a. Flooring- Baroda Green Stone with white marble/Vitrified Tiles
- b. Painting- OBD Paint
- c. Lighting – Ceiling Mounted Light Fixture/ Tube Lights

**I. Staircase- Main & Fire**

- a. Flooring- Marble Stone Flooring
- b. Painting- OBD Paint
- c. Railing- MS Railing
- d. Lighting – Ceiling Mounted Light Fixture/ Tube Lights

**J. Terrace**

- a. Flooring – Brick Bat Coba
- b. Water Tank-R.C.C

**K. Parking Area – Lower Basement /Upper Basement**

- a. Lighting-Ceiling Mounted Light Fixture / Tube Lights

**L. No. of Parking in Open, Lower Basement & Upper Basement:** 200 nos.

**M. Fire Fighting**

All requirements in light of Pre NOC granted by UP FIRE SERVICE, LUCKNOW vide Letter no. **R25/DD/GBN-14(GZB)/129** dated 30<sup>TH</sup>March 2015

**N. Single Point Electric Connection**

The company will arrange single point electrical connection in the complex and the same will be distributed through pre-paid dual meter to the vendee under prepaid system. The terms and conditions are annexed with agreement to sale.

**O. LT Panel Room**

Size : In Upper Basement area and sizes as per requirement/ norms

Flooring : Kota stone

Wall : White wash

**PROJECT AMMENITIES**

**1) Green Area**

- a) Area : Total area 454.41 sq. mt
- b) Landscape : Concept proposed by M/s Singal & Associates with Natural Grass/Grass Lawn/Plants
- c) Lighting : Adequate lights will be provided
- d) Kids Play : Open/ 1 Swing for children will be provided

**2) Security**

- i) Gated Complex
- ii) 24 x 7 security personnel and intercom

**3) Club area:** Total Area of 2000 Sq. ft will be provided with facilities like Air-conditioned Gym, Multi Purpose Hall, Pool Table, Carom Board and Table Tennis.

## UNIT SPECIFICATIONS

### **SUPER STRUCTURE**

- Earthquake resistance RCC structure
- Tower Exterior - Weather-proof texture

### **FLOORING**

- Vitrified tiles in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and the Balconies

### **WALL AND CEILING FINISH**

- Pop Cornice, walls & Ceiling with OBD

### **KITCHEN**

- Granite working top with stainless steel sink
- Ceramic tiles upto 2' ft working counter

### **TOILETS**

- Ceramic tiles on walls upto door level
- White Sanitary ware with EWC -CP fittings

### **DOOR AND WINDOWS**

- Outer doors and windows aluminium powder coated
- Wooden Internal door frames with painted flush door shutter
- Main door frames of wood with Painted flush door shutter
- Good quality hardware fittings

### **ELECTRICAL**

- Copper wire with PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling

### **TELEPHONE**

- Intercom Facilities with instrument

### **SINGLE POINT CONNECTION**

- Display unit of Prepaid meter

#### **Note:**

1. Variation in colour in vitrified tiles/granite may occur.
3. Area in all categories of apartments may vary upto  $\pm$  5% without any change in the cost. However, in case the variation is beyond  $\pm$ 5% terms of agreement to sale applicable.
4. The request for any change in construction/specification of any type in the apartment will not be entertained.