

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 |
| Rated Load | 544 / 884 |
| Number of Stops | 22 |
| Number of Access sides | 1 |
| Floor Designation | LB,B, G,1,2,3,4,5,6,7,8,9,10,11,12 ,14,15,16,17,18,19,
20,21,22 |
- Make : Schindler/ Kone /Otis
- Speed : 1.5 m/second (Variation may occur as per company models)

H. Corridor

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

I. Staircase- Main & Fire

- Flooring- Marble Stone Flooring
- Painting- OBD Paint
- Railing- MS Railing
- Lighting – Ceiling Mounted Light Fixture/ Tube Lights

J. Terrace

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

K. Parking Area – Lower Basement /Upper Basement

- 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 30TH 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

P. **Maintenance Room**

Size : 100-125 sq. ft in stilt area
Flooring : Vitrified Tiles
Walls : OBD Paint

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.