

APARTMENT SPECIFICATIONS

FLOOR TO FLOOR HEIGHT

- ALPHA - 3.60 MT. (12' Feet)
- BETA & GAMMA - 3.30 MT. (11' Feet)

STRUCTURE

Earthquake resistant frame structure with shear walls, and all internal and external walls are of RCC (no brickwork and plaster) using international construction technology designed by experienced structural engineers and proof checked by reputed engineering collage.

FLOORING

- Digital vitrified tiles (800 x 1600 mm) in Living, dining, kitchen, Ent. Lobby, bed rooms (Except Master bed room) Wooden Laminated flooring in Master bed room.
- Ceramic tiles (300 x 300 mm) in toilets & balconies.

WALLS, CEILINGS & WOODWORK

- False ceiling in corners of Living room.
- POP/Gypsum plaster finish walls with Plastic paint in pleasing shades.
- Wardrobe (laminated particle boards) one in all bed rooms.

KITCHEN

- Modular kitchen with accessories and granite working top along with stainless steel sink.
- Individual RO water unit 1 no. having storage capacity of 6 ltrs.
- Ceramic tiles on 600 mm dado above working platform and 1450 mm from floor on remaining walls.
- One extra stainless steel sink in service balcony.

DOOR AND WINDOWS

- Outer doors and window UPVC / aluminum power coated of 2400 mm height.
- Internal wooden frames made of Marandi or equivalent wood.
- All door shutters are laminated flush shutters of 2400 mm height.

MASTER TOILET

- Plumbing done with prince/astral or equivalent CPVC/PVC pipe.
- Wall mounted EWC.
- Granite counter top wash basin.
- Mirror and Towel Rack.
- Wall Tiles (300x600mm) up to ceiling height.
- Somany, Hindware, Supreme, Jaguar or equivalent CP fittings.

OTHER TOILETS

- Plumbing done with prince/astral or equivalent CPVC/PVC pipe.
- Ceramic sanitary ware.
- Wall tiles (300 x 600 mm) up to ceiling height.
- Somany, Hindware, Supreme, Jaguar or equivalent CP fittings.

ELECTRICAL

- Adequate light & power points in wall & ceiling.
- ISI marked copper wire in PVC conduits with MCB.
- Modular switches, Conduits for DTH connection.
- Intercom facilities for communication with lobby, main gate and other apartments.
- Only provisions of split AC points in all bedrooms, Living room.

RAILINGS

- MS/RCC Railing in balconies.

SAFETY AND SECURITY

- Video phone on main door.
- Provision of optical fiber network, video surveillance system with CCTV cameras on boundary entrance lobbies and main gate.
- Fire prevention, suppression, detection and alarm system as per fire norms.

GREEN BUILDING SPECIFICATION, WATER CONSERVATION

- Rain water Harvesting.
- Efficient low flow plumbing fixtures.
- Reuse of STP water for flushing and landscape to minimize potable or ground water usages.
- Heat reflective glass in External Doors and windows as per IGBC norms.

ENERGY EFFICIENCY

- LED based lighting in common areas.
- Online solar system for basement lighting.

WASTER MANAGEMENT

- Multi-color bins for waste segregation at source.
- Organic waste composter on site for composting.

SPECIFICATION OF PROJECT

Total No. of Flats	645
No. of Floors	2Basements+Stilt+35 Fl. (13th. Fl. Not considered)
No. of Flats per Floor	4 Nos. (ALPHA) 8 Nos. (BETA & GAMMA)
No. of Lifts per Block	4 Nos. in ALPHA (10 & 13 PASSAGENGERS EACH) 6 Nos. in BETA & GAMMA (10 & 13 PASSAGENGERS EACH)
	External Door- MS Painted. Internal Car-Stainless Steel Wall & Granite Stone Flooring. Speed - 2m/second

1. ENTRANCE LOBBY OF BLOCKS

- a) **Alpha**
- I. Ground Floor Entrance Lobby Area-(210.00 sq.mt. / 2260.44 sq.ft.)
- II. Lower & Upper Basement Lobby Area- (178.00 sq.mt. / 1916.00 sq.ft. each)

b) Beta & Gamma

- I. Ground Floor Entrance Lobby Area-(280.00 sq.mt. / 3013.92 sq.ft.)
- II. Lower & Upper Basement Lobby Area- (249.00 sq.mt. / 2680.23 sq.ft. each)
- c) Flooring - Marble / Vitrified Tiles
- d) Ceiling - POP False Ceiling / Grid False Ceiling
- e) Painting - Plastic Paint
- f) Lift Facia - Stone /Tiles
- g) Lighting - Ceiling Mounted Light Fixtures
- h) Door - S.S Doors

2. STAIRCASE

- a. Flooring - Marble Stone Flooring (Staircase No-1).
Concrete / IPS Flooring (Staircase No.2)
- b. Painting - OBD Paint.
- c. Railing - MS Railing.
- d. Lighting - Ceiling Mounted Light Fixture/Tube Lights

3. TERRACE

- a. Flooring - Tiles / Trimix Concrete
- b. Painting - Texture Paint
- c. Parapet - R.C.C / M.S Railing
- d. Water Tank - R.C.C

4. VISITOR'S / DIFFERENTLY ABLE TOILET-

- a) One in each block.
- b) Flooring - Tiles.
- c) Painting - OBD.
- d) Wall Cladding - Tiles.

- e) W.C. - European WC.
- f) CP Fittings - Chrome Plated.

5. BASEMENT AREA - LOWER & UPPER BASEMENT

- a. Road & Parking - Trimix Concrete Flooring.
- b. Lighting - Ceiling Mounted Light Fixture.
- c. Normal Parking size - 13.75 sq.mt. (2.50 X 5.50 MT.)
- d. Back to Back parking - Small - 22.50 sq.mt. (2.50 x 9.00 MT.)
Large- 27.50 sq.mt. (2.50 x 11.0 MT.)

6. VISITOR PARKING (SURFACE)

- 6 Visitors Parking for each Block
1 Disable person parking for each Block.

7. **CLUB** - Approximate Area- 2030.00 sq.mt. / 21850.92 sq.ft. (Including Party lawn and Terrace) Consist of:

A. Double Height Reception Lobby

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

B. Lounge

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

C. AV Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

D. Community Hall with Pantry & male/female toilet and party lawn

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

E. Gym - 1 No.

- Flooring - Vinyl / Rubber Flooring
- Wall - Mirror / Plastic Paint / Wall Paper
- Ceiling - Perforated Cypsum Tiles / POP False ceiling
- Equipment - Treadmill-4 No., Bikes-4 No., Benches-4 No., Dumble with Rack-2 Sets, MultiPress-1 No., Leg Press-1 No., Handpress-1 No.)

F. Virtual Golf Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

G. Billiards / Pool room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper
- Equipment - Pool Table - 1 No.

H. Teenager Zone with Gaming area

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

I. Toddler Zone

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

J. Card Room / Library

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

K. Business Centre

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

L. Conference Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

M. Early Year / Dance / Music / Activity Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

N. Yoga and Aerobics room

- Flooring - Wooden Laminated Flooring
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

O. Saloon

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

P. Spa Includes

- Massage rooms
- Jacuzzi room
- Reception area
- Waiting area
- Steam room
- Sauna room
- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

Q. Male and female toilets.

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

R. Multipurpose Terrace

S. Elevator

8. SWIMMING POOL

- Area - 747.00 sq.mt. / 8040.70 sq.ft.(Approx.)
- Depth - 0.30 to 1.2m
- Finishes - Tiles / Stone

Kids Pool

- Depth - 0.6m
- Finishes - Tiles / Stone

Wave pool

- Depth - 0.60 to 1.2m
- Finishes - Tiles / Stone

Infinity Edge

- Depth - 1.2m
- Finishes - Tiles / Stone

Submerged lounge area

- Depth - 0.30m
- Finishes - Tiles / Stone

Floating sitting pods-

- Finishes - Tiles / Stone

Pool Deck with sun beds

- Changing Room Male/Female - 1 No. Each

9. LANDSCAPING INCLUDING STILT AREA

- (Total Area Approx.12280.00 sq.mt./132181.91 sq.ft.) which includes:
- Hard Landscape - Driveway / Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered

Tiles

- Soft Landscape:-Natural Grass/Artificial

Grass

- pad/ Grass Lawn/Shrubs/Plants/Trees
- Lighting - Pole Light
- Kids Play Area- 1 No.

- (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./ Fierro

A

- Swing- 1 No.)
- Badminton Court- 1 No.
- Basketball Court - 1 No.
- Cricket Practice Pitch - 1 No

- Jogging Track.
- Open Air Theatre
- Table tennis - 02 No.
- Yoga/ Meditation corner
- Gazebo
- Pet Park
- Reflexology Path
- Sunken sitting With Fire Place
- Community lawn
- Elders covered sitting area
- Sitting Alcove
- Ladies sitting Alcove.
- Open Gym
- Hopscotch and floor chess area.

10. **ESS & DG** (Maximum Capacity).
- DG Sets - 750 KVA - 2 Nos. & 600 KVA -1 nos.
 - Transformers - 1600 KVA-1 nos.- 1000 KVA- 1 nos., 400 KVA- 1 nos.
 - Online Solar Power System of 30KW Capacity

11. ORGANIC WASTE COMPOST PLANT (In basement)

12. **STP - 444 KLD - 1 NOS.** (In basement)

13. RWA ROOM/MAINTENANCE ROOM/ MAINT. STORE/MISC. STORE/LANDSCAPE STORE (In basement)

- Flooring - IPS
- Walls - OBD Paint

14. L.T. PANEL ROOM - (In basement)

- Flooring - IPS
- Walls - OBD Paint

15. TANK & PUMP ROOM (In basement)

- approx.420.0 sq.mt./4520.88 sq.ft.)
- Hydro Pneumatic Pump for domestic Water Supply - 1No-150 LPM
- Hydro Pneumatic Pump for Recycle Water Supply - 1 No-100 LPM
- Fire Pump as per Fire Norms

16. YOGA, AEROBICS & MEDITATION ROOM

- approx.45.00 sq.mt./484.38 sq.ft.)
- Flooring- Tiles and Marble floors
- Walls - OBD Paint