

Sumadhura Eden Garden - S P E C I F I C A T I O N S

Structure:

- R.C.C. framed structure to withstand wind & seismic loads as per IS code with RCC walls (shear wall technology)/Solid cement concrete block masonry.

Doors:

- **Main Doors:** Engineered hard wood frame with designer shutters of 38 mm thickness with melamine polish finished on both sides.
- **Internal Doors:** Engineered hard wood frames with designer shutters of 38 mm thickness with enamel paint finished on both sides.
- **French Doors:** UPVC door systems with sliding shutters provision for mosquito mesh.
- **Windows:** UPVC window systems with safety grills (M.S) and provision for mosquito mesh.
- All Hardware of reputed make.

Paintings:

- **External:** Textured /smooth finish and two coats of exterior emulsion paint.
- **Internal:** Smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over a coat of primer.

Flooring:

- **Ground Floor Lobby-** Granite flooring.
- **Staircases/Corridors:** Vitrified tile flooring.
- **Living, Dining, all Bedrooms &Kitchen:** 600 X 600 mm size double charged vitrified tiles.
- **Bathrooms:** Satin finish ceramic tile flooring.
- **All Balconies/Utilities:** Rustic ceramic tiles.
- **Dadoing in Kitchen:** Glazed ceramic tiles dado up to 2' height above kitchen platform.
- **Bathrooms:** Glazed ceramic tile dado up to False-Ceiling height.
- **Utilities:** Tiles dado up to 3' Height.
- **Basement:** cement concrete power trowelled with smooth finish (IPS flooring)

Hand Railing:

Balcony: M.S railing

Staircase (common area): M.S railing

Kitchen:

- Provision for softened water outlet.

Bathrooms

- Granite counter for wash basin.
- Wall mounted EWC with concealed Flush tank.
- Single lever diverter cum shower.
- **Sanitary:** TOTO or Parryware or Cera.
- **C.P Fittings:** Grohe or Jaquar or Hindware.

Electrical:

- Concealed copper wiring of Havells or polycab.
- Modular switches: Northwest or Norisys make.
- Power outlets for air conditioners in all bed rooms.
- Power outlets for geysers and Exhaust Fans in all bathrooms.
- Power outlets in kitchen for Hob, chimney, refrigerator, microwave oven, mixer and washing machine in utility area.

- Power supply for 3 BHK: 5 KW, 2 BHK/2.5 BHK: 4 KW & 1 BHK: 3KW.
- DG backup for 3 BHK/2.5 BHK: 1.5 KVA & for 2 BHK/1BHK: 1 KVA.
- 100 % DG backup power for Lifts, Pumps & lighting in common areas.

Plumbing:

Drainage/sewage: PVC pipes & fittings

Water supply (Int & Ext): CpvC or Upvc pipes & fittings.

Telecom / Internet/ Cable TV:

- Provision for internet, DTH, telephone & intercom.

Lifts:

- One Eight passenger & one thirteen passenger Lift for Each Block with auto rescue device with V3F for energy efficiency. (Schindler or Equivalent make)

WTP &STP:

- Softened water made available through an exclusive water treatment plant (in case of bore water).
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping / flushing purpose.

Club house Amenities:

- **Ground floor:** Reception, Lobby, Cafeteria, space for Clinic (with small lab), ATM, Departmental store, space for Bank, Multipurpose Hall, Party hall, Adult pool, Kids pool, pool deck area, DJ Kiosk, Change rooms, Spill over area & Admin office.
- **First floor:** Table tennis, Carrom/Chess/Foose ball/ Air Hockey, Creche/children play home with play station, Gymnasium, Billiards, Squash court, Badminton court & lounge seaters.
- **Second floor:** Audio Visual room, Library, Aerobics, Work from home cabins, Cards room, Salon & spa & Guest suits & lounge seaters.
- **Third floor:** Space for Association(Facility Manager Cabin & Management Committee Room).

Open Area Amenities:

- Security kiosk, Bus & cab drop off, Block entry, Water feature, Tree court with seating lawn & Jogging track.
- Cycle track, Visitor parking, Drive way, skating rink, Dribble court, Elder zone with seating, sand pit with children's play area, synthetic mat with children's play equipment.
- Tennis court, Amphitheatre, Stage with feature wall, Maidan, cricket pitch, football goal post, Cycle stand, pet park & Maze garden.
- Yoga & meditation zone, Drop off zone, Floral garden, Reflexology path, Snake & ladder, Hopscotch, Giant chess, Ludo, Pavilion with seating & pergola & tree grove.

Security:

- Round-the-clock security system.
- Intercom facility to all apartments connecting to security room.
- Panic button and intercom is provided in the lifts.
- Solar power fencing around the compound.
- Surveillance cameras at the main security and entrance of each block.

Other Features:

- Car Wash Station.
- Electric Car Charging Station.