

PROJECT SPECIFICATIONS

Structure - 2 Basements + Ground + 17 Floors

- RCC frame structure with poro-therm/block masonry walls
- Covered car park in two levels of basements
- Open surface parking to ensure ample parking for visitors

Finishes: Common area

- Waiting lounge, entrance lift lobby : Imported marble/granite flooring
- Staircase: Granite/marble/vitrified tile/kota stone flooring
- Main lobby: Imported marble/granite and emulsion paint for walls and ceiling
- SS / MS handrail for staircases
- Common toilets and rest area for servants/drivers at basement

Lifts

- 4 automated high speed passenger elevators with intercoms and access control
- 2 service/stretchers elevators
- 2 elevators for club house
- Exclusive passenger and service lift lobbies

Landscape & Environment

- Extensively landscaped contemporary design of all common open spaces, terraces and club house.
- Rainwater harvesting through percolation pits for recharging the ground water table.
- Sewage treatment plant-recycled water to be used for gardening/car wash purpose
- Organic washed garbage chute

WATER SUPPLY

- Continuous water supply through corporation sump tank and bore-well
- Softening plant for Bore-well water

ELECTRICITY AND POWER BACK-UP

- BESCOM power
- Solar power system for energy conservation
- 100% D.G. power backup for common areas and emergency services
- Adequate back-up power for each apartment

TV & COMMUNICATION

- Cable TV / DTH connectivity
- Centrex system of a reputed operator (EPBAX, Intercom)
- Wi-Fi connectivity/internet on subscription basis.

SAFETY AND SECURITY SYSTEMS:

- Comprehensive fire safety measures as per statutory norms and best standards.
- 4-tier security system to ensure complete safeguarding at Main entry of the complex, Entrance of each block, Car parking, Elevator access and apartment entry.
- Networked video door phones, subvideo phones with option to upgrade to total smart home.

FINISHES (Typical unit)

CLASSIC (Standard)	Upgrade to ELITE (extra cost)	Upgrade to ROYALE (extra cost)
FLOORING		
High quality large vitrified tiles flooring and skirting in foyer, living, dining, kitchen, family and passage areas	Engineered / imported marble flooring and skirting in foyer, living, dining, kitchen, family and passage areas	Imported marble flooring and skirting in foyer, living, dining, kitchen, family and passage areas
MASTER BEDROOM/BEDROOMS		
High quality large vitrified large tile flooring with skirting	Combination of Engineered / imported marble and Wooden laminated flooring with skirting	Combination of imported marble and solid Wooden flooring with skirting
DECK/BALCONY		
Matt finished vitrified tiles flooring with skirting	Matt finished vitrified tiles flooring with skirting	Matt finished vitrified tiles flooring with skirting
KITCHEN		
High quality large Vitrified tiles flooring with skirting Provision for modular kitchen 2ft wide 19 mm thick granite counter and SS sink Ceramic wall tiling 2 ft above counter level Provision for water heater, water purifier and exhaust fan	Engineered / Imported marble flooring with skirting Modular kitchen with laminated finish cabinets with Gas hob, and extractor hood Ceramic wall tiling up to 7 ft Water heater and water purifier provided	Imported marble flooring with skirting Branded Modular kitchen with high glass finish cabinets with Gas hob, and extractor hood Ceramic wall tiling upto to ceiling Water heater and water purifier provided.
UTILITY		
Vitrified tile flooring with skirting Provision for washing machine and dishwasher	Vitrified tile flooring with wall cladding up to 7 ft. Provision for washing machine and dishwasher	Vitrified tile flooring with wall cladding up to ceiling Provision for washing machine and dishwasher
BATHROOM		
Anti-skid Vitrified tiles flooring and ceramic dado up to 7 ft. (Khajaria/equivalent brands) Sanitary and bath fixtures of Jaguar or equivalent brand Provision for water heater in all bathrooms Provision for exhaust fan Counter-Granite/Marble/Corian	Anti-skid granite/marble flooring and designer tile wall cladding Sanitary and bath fixtures of Jaguar /Kohler or equivalent brand 25 ltrs capacity water heater and exhaust fan in all bathrooms Counter-Granite/Marble/Corian Shower partitions/cubicles	Imported marble flooring Dado with combination of imported marble and Bisazza /Palladio tile and plaster Sanitary ware: Porcelain fixtures of Kohler / Roca / American standard or equivalent Bath fixtures: Kohler or Bathline or equivalent 25 ltrs capacity water heater and exhaust fan in all bathrooms Counter-Granite/Marble/Corian Shower partitions/cubicles
STAFF ROOM & BATHROOM		
Vitrified tile flooring and ceramic dado up to 7 ft in bathroom	Vitrified tile flooring and ceramic dado up to 7 ft in bathroom	Vitrified tile flooring and ceramic dado up to 7 ft in bathroom

DOORS & WINDOWS		
Apartment main door in teak wood with designer shutter Bedroom doors in pre-engineered frames and shutters & PU coating Windows: Anodized aluminium / UPVC with glazing	Apartment main door in teak wood with designer shutter Bedroom doors in pre-engineered frames and shutters & PU coating Windows: Anodized aluminium / UPVC with glazing	Apartment main door in teak wood with designer shutter Bedroom doors in pre-engineered frames and shutters & PU coating Windows: Anodized aluminium / UPVC with glazing
ELECTRICAL		
Concealed conduit with copper wiring Modular switches : Panasonic switches	Concealed conduit with copper wiring Modular switches : Panasonic wood switches	Concealed conduit with copper wiring Modular switches : Panasonic /Legrand switches
PAINTING		
Plastic emulsion paint for walls and ceiling	emulsion paint for walls and ceiling	Royale emulsion paint for walls and ceiling

Services:

- Power Supply 7 KVA for 3 BHK, 8 KVA for 4 BHK and 12 KVA for Pent House
 - Standby power: 3 KVA for 3 BHK, 4 KVA for 4 BHK and 5 KVA for Pent House
 - STP
 - Provision for Gas cylinders in utility with necessary copper piping
 - Provision for centralized gas supply (piped gas connection)
 - TV points and Telephone in living, dining, family, kitchen and all bedrooms
 - Provision for Split AC in living, dining and other bedrooms
 - Smart home fixtures including door video phone and buzzer for security control and intercom.
 - A bio-metric and password protected digital door lock will be provided in each apartment.

EXCLUSIVE CLUB FACILITIES:

- Media room with luxurious seating for 16 persons
- Reading room and library
- Table tennis and Billiards
- Squash Court
- Walking and jogging track
- Crèche/Day care center
- Children's play area and sandpit

SHARED CLUB FACILITIES:

- Main pool, children's pool and Jacuzzi
- Poolside deck and lawns with club catering for parties
- Multicuisine café and Bakery shop
- Multipurpose banquet space
- Gym and health club/spa
- Grocery/Daily store /ATMs
- Business Center
- Service Apartments/Rooms

