

# THE 42

## FACILITIES & AMINITIES

### **RECREATIONAL FACILITIES**

- Exclusive Reception Area for Resident`s Club
- Banquet Hall with Pre-Function Area & Party Lawn with dedicated Kitchen
- Well-Equipped Gymnasium
- Swimming Pool and Pool Deck
- Indoor Games Room
- Pool/Billiards Room
- Salon
- Spa with Steam, Sauna & Jacuzzi
- Miniplex
- Private Dining and Lounge Bar
- External Lawn on the Club Terrace and Ground Level
- Children Play Area at Ground Level
- Open-To-Sky lawn with sit-out areas & dedicated pantry

Landscape Garden on the Ground Floor

### **PLUMBING & WATER MANAGEMENT**

Efficient water distribution system with Water Geysers in all bathrooms and Kitchen

Rainwater harvesting system

Sewage treatment plant adopting latest technology for efficient treatment of sewage/waste water

### **TV/TELEPHONE POINTS**

Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms.

Telephone points in living room and all bedrooms.

Centralized Satellite Dish provision to cater to television network.

### **LIGHTING PROTECTION & EARTHING**

Lighting Protection – In compliance with International Standards

### **AIR CONDITIONING**

Fully air-conditioned apartments using imported VRV/VRF system with temperature control arrangement in each room adopting state of the art technology

## **FIRE DETECTION, ALARM & SUPPRESSION**

- **Fire Protection Strategy:** Fire protection system as per fire authority norms with Hydrant and Sprinkler system
- **External Fire Hydrant:** External yard hydrant with hose cabinet located at strategic locations
- **Addressable Fire Detection and Alarm System:** Addressable type fire detection and alarm system with Fire detection and control panel and Multi sensor type smoke detectors for common areas only
- **Manual Call Points and Hooters:** Manual call points and hooters at strategic locations and integrated with the control panel centrally located and monitored round the clock
- **Public Address System:** 2 way talk back public-address system located on different floors connected to the fire alarm control panel
- **Emergency Evacuation:** Emergency evacuation maps in common areas only

## **POWER & BACKUP**

- 24x7 Power
- 100% Power Backup
- Instant change over between mains and auto synchronized DG set using PLC system

## **SAFETY, SECURITY & ACCESS CONTROL**

- 24x7 vigilance facility with CCTV cameras
- Proximity card reader with Boom barrier
- Swipe card access to entrance lobby and lifts
- Biometric lock for Flat front door
- Video door phone monitoring for front door and entrance lobby to monitor visitors

## **VERTICAL TRANSPORTATION**

- 4 Nos high speed Passenger lifts and 1 Nos Service/Fireman & 1 Nos Goods lift for the apartments

## **DRIVEWAY**

- Reinforced concrete driveway for Fire tender access
- Stone and/or paver block for external driveways
- Elegantly finished Greeneries at designated places around driveway

## **DATA NETWORKING**

Designated Common Areas will be Wi-Fi enabled

## **SALIENT FEATURES**

- **Façade Glazing:** High performance External Glazing with Fully Unitized Doubly Glazed units having low U-Factor and shading coefficient ensuring maximum light and minimum heat radiation
- **Lobby:** Exquisite fully Air-Conditioned Triple Height Entrance Lobby at Ground Floor
- **Green Building Certification**
  - a. LEED Gold rating – as per IGBC standard
  - b. Sustainable Green Building measures adopted such as:
    - Use of Materials with Recycled content
    - Regional/Local materials
    - Certified Wood
    - Low Emitting Materials
    - Energy Efficiency Measures – Thermal and Day lighting control by using efficient electrical fittings
    - High Performance Low E and U value glass
    - Battery charging points for Electric Vehicles
    - Dedicated parking for differently abled
    - Braille option in Lift hall buttons for differently abled
    - Low flush water fixtures
    - Water recycling from STP-for landscape and toilet flushing
- **Club:** Separate club on top floor of MLCP with all amenities and first floor of the Tower
- **Landscape, Waterscape:** Exquisite water feature at the ground floor entrance level; Landscaped garden at ground level as designed by Landscape Architect
- **Façade & Landscape Lighting:** Featured external façade lighting and extensive landscape lighting as designed by Lighting Designer