

# FEATURES & AMENITIES

- **Large Club House including:** AC Community Hall with lawn, AC Indoor Games Room having IT, Carom, Board Games and Pool Table, Party Roof with some covered Area for Pantry & Toilet with Clubs, Cafeteria in Club, Well equipped AC Gymnasium, Swimming Pool with Jacuzzi and Kid's pool, Massage Room, Steam Bath, AC Home theater, Indoor Toddlers Zone
  - **Landscaped Garden with Adda Zone**
  - **Multipurpose Play Court with Amphitheatre Type Sitting**
  - **Large Natural Water Body with Wooden Walkway all around the Water Body**
  - **Yoga & Meditation Pavilion Facing Pond**
  - **Outdoor Children's Play Area**
  - **Separate Senior Citizen Area**
  - **Common Multipurpose Roof in each Block**
  - **Most Modern Fire Fighting System**
  - **Common Toilet in each Floor**
  - **Central Garbage Collection System**
  - **Provision for Split AC System including drainage pipe, wiring & AC ledge to be provided by builder for ready installation of Split AC**
  - **24 Hours High End Smart Security Systems are in Place to ensure Safety of your loved ones. key features are-** Boom Barrier installed on the main gate for Smart Entry in the Complex with Smart Card kept in your Car, State of Art IP Video Phone System to Control Unwanted Entry to the Block, Smart CCTV connected to Video Phone within the Flat which will also allow you to do Personal Conversation while watching him/her in CCTV Camera.
- Other Facilities-** Visitors Car Parking; 24 Hours Power Backup; 24 Hours Filtered Water Supply; Facility Management Service office with storage area; STP Plant; Rain Water Harvesting System; Common Washing Machine on Roof; Cable Line; Intercom Facility; Solar Street Lights in Common Area.

# SPECIFICATIONS

## Ground Floor Lobby –

- ✓ Fully Air Conditioned
- ✓ Decorative Italian flooring
- ✓ Wall claded combination of Italian marble & wooden paneling
- ✓ False Ceiling in Ground floor common lobby
- ✓ Wide glass entry door
- ✓ Reception Table
- ✓ Sitting Lounge
- ✓ Inclined ramp

## Other Lift Floor Lobby –

- ✓ Flooring- Large Vitrified tiles (1200mm x 800mm Varmora Brand)
- ✓ Lift Fascia-Italian Marble
- ✓ False Ceiling in lift common lobby

## Doors -

- Decorative flush main door with veneer pasted on both sides. Back side without polish
- Other doors – Flush doors with veneer pasted on both sides without polish.

## Windows –

- Anodized Aluminum with clear glazing. Reflective heat reduction toughened glass.

## Flooring -

- Large Vitrified Tiles Flooring in living & Dining Area.
- Bedrooms – Vitrified Tiles Flooring.

## Electricals-

- Concealed Copper Wiring with modular switches of Anchor (Wood).
- Provision for telephone, television points.

## Kitchen-

- Flooring – Vitrified Tiles.
- Electrical - Concealed Copper Wiring with modular switches of Anchor (Wood).
- Counter – Granite Slab with a stainless steel sink, Wall tiles up to 1600mm height on all around wall except counter bottom
- Aquaguard point. Geyser Points. Exhaust Fan Point.
- Chimney Point
- Provision for Outlets for Exhaust Fan/Chimney.

## Toilet-

- Flooring- Vitrified Tiles.
- Granite Basin Counter in all toilets. Over counter basin of Hindware brand
- Wall- Dado in vitrified tiles up to 8 ft.
- Sanitary ware of Hindware.
- Sleek C P Fittings from Jaquar, single lever fitting and wall-hanging commode with concealed cistern.
- Glass shower partition in master toilet.
- Electrical- Concealed Copper Wiring with modular switches of Anchor (Wood), provision for light, geyser and exhaust points.
- False Ceiling in all toilets.

# SPECIFICATIONS

**Internal Walls-**  
POP/Putty Finish.

**Lifts-**  
Mitsubishi Automatic high speed two (2) nos. passenger elevators and one service elevator in each block.

Passenger Elevator:  
Capacity: 10 Person or 680 Kg

Service Elevator:  
Capacity: 13 Person or 884 Kg

**Outdoor Finish & Other Details-**  
Textured Paint.

Door Handles & Locks of YALE Brand.

IP PBX Video Phones: Access from project main entry gate & Block reception lobby at ground floor

CCTV: Ground Floor lobby

**What about grills –**  
At extra cost, customer can fix but the design will be finalized by developer

**A/C provisions –**  
Yes; 2 points in Living & Dining area & 1 point each in all bedrooms

**Geyser provisions –**  
Yes, both in kitchen & toilets

**Exhaust provisions –**  
Yes, both in kitchen & toilets

**Washing Machine & Chimney provisions-**  
Washing machine point provided  
For chimney, space for pipeline only

**Any provision of lofts –**  
No

**Water filtration plant –**  
Yes

**Provision for modifications –**  
No

**Extra Electrical points and extra fittings –**  
Sufficient no. of electrical points will be provided. If you need more Electrical points then you have to do it on your own.

**Rainwater Harvesting-**  
Yes

**What is the source of water –**  
Ground water filtered through treatment plant.

**CESC / WBSEB –**  
WBSEDCL

**Height of the floors –**  
10'4"

**Roof right & specifications –**  
Common roof right  
Heat reflective tiles as per IGBC norms  
Planters  
Water proofing roof  
Common washing machine provision & covered space at roof

**Provision for generator -**  
Rs. 50/- per Sq. Ft. on saleable area.  
0.8 KVA power back-up will be provided for 3bedroom flats  
1 KVA power back-up will be provided for 4 bedroom flats  
1.2 KVA power back-up will be provided for Duplex flats

# SPECIFICATIONS

**Fire fighting arrangement -**

Yes (Fire sprinkler in kitchen, fire sprinkler in lift lobby, fire alarm, Public address system, fire extinguishers)

**Is the buildings are Earthquake resistant or not?**

Yes

**Vastu approval -**

It is not possible to have all Flats fully Vastu compliant. We have tried our best that most flats are Vastu compliant but you can check with your Vastu consultant before taking decision.

**Garbage disposal -**

Yes, Central Garbage disposal room with central collection system.

**Thickness of outer wall -**

10 inch

**Thickness of inner wall -**

5 inch

**Width of the stairs:**

5 ft

**Width of the floor lobby:**

8 ft

**Width of the drive way:**

5 to 6 meters

**Height of the boundary wall:**

7 Ft