



*Specification*



# The finer *Details*

## Structure

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General	RCC framed earthquake resistant structure
Steel	TATA/JSW/Super Shakti or equivalent
Cement	Ultratech/J.K. Lakshmi/Wonder or equivalent
Bricks	Red Bricks of A1 quality

## Project USP's

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80 & 200 Ft. corner plot  
8-10% Higher floor to roof height (3.10 Mtrs.) as compared to general residences  
All residences are east facing and 200 feet road facing  
No flat faces each other with main door customised for each residence  
Huge party terraces in each residence  
Only 2 flats with approx. 350 Sq. Ft. of 5 star fully-furnished private lobby on each floor  
Only 73 limited edition high-end residences  
All 4 towers have independent drop-off areas & luxury entrance lobbies  
Unique elevation design with materials aiding noise & heat insulation  
Residences sizes vary from 3127 Sq. Ft. to 7788 Sq. Ft. which ensures elite class society  
100% East to west opening in each unit for sufficient cross ventilation & sunlight  
No common walls between residences  
One-of-its-kind, independent vertical clubhouse tower  
Total facilities & amenities spread across approx. 25,000 Sq. Ft.  
63.17% open area in the project  
Parking ratio of 2.7 parking per residence approved by the authority  
All parkings are E-parking with connection to individual meters  
40/30/20% NET ZERO concept based project

## Building Specifications

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Compulsory VRF/ VRV Fittings with dedicated AC outdoor location  
Fire fighting & fire alarm system  
Gas pipeline/Gas bank  
Vaastu compliant  
Provision of DTH TV connection along with Wi-Fi connection  
Silent DG with power back-up in common areas  
Automatic state-of-the-art large & spacious high speed elevators with access control system  
Garbage collection point, garbage chute with bio-composters  
Rainwater harvesting system  
Sewerage treatment plant (STP)- German technology  
Boom barriers at entrance  
Outer plumbing in shafts to avoid seepage & better maintenance  
Single point/Integrated prepaid metering system  
Wi-Fi enabled common areas  
24X7 Hydro-pneumatic water supply to save energy

## Security

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CCTV Security in common areas  
EPABX System for security & intra-building communications  
Video door phone in each flat with access by mobile app  
Access card system in common staircase & elevators  
24X7 Guarded security  
State-of-the-art QR Code & Wi-Fi based access management system

## Electricals

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General	Separate meter for lighting in common areas, elevators and pumps
High Side Electrical Equipment	Transformer, meter, VCB panel etc. as per design
Electrical Fitting	Concealed copper wiring in PVC conduit
Wires & Cables	Polycab/Finolex/RR Cable/Havells or equivalent
PVC Conduct	AKG/BEC/Raj Shree/Jindal/Shiva or equivalent
Switches & Sockets	Modular switch & socket- Norisys/ Legrand/Anchor or equivalent
Power Backup	Silent DG with power backup of 1KWA in each residence
Invertor Ready	Provision for inverter with all electrical fittings
Smart Home Ready	All electrification/ fittings required for home automation

## Staircase

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Riser & Tread	Natural stone or equivalent
Hand Rail	M.S. Railing with enamel paint satin finish

## Common Lobby

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Flooring	Double charged vitrified Tiles- Somany/Asian Tiles/Kajaria or equivalent installed in flush method to avoid damping & epoxy grouting to ensure better life, binding & water proofing
Ceiling	False ceiling with paint & lights as per design
Walls	Fully decorated walls as per design
Furniture & Decor	As per design

## Internal Specifications

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Main Door	Veneer/MDF designer flush door with deco & customised as per customer 4 feet in width with smart lock & customised handles
Flooring	Double charged vitrified tiles in Italian finish (800X1600)- Somany/Asian Tiles/Kajaria or equivalent installed in flush method to avoid damping & epoxy grouting to ensure better life, binding & water proofing
Walls & Ceiling	POP work with oil primer on walls & ceilings
Other Doors	Designer flush door with laminate- Greenply/Doormak/National Door or equivalent
Switches & Sockets	Modular switch & socket- Norisys/Legrand/Anchor or equivalent
Hardware	Yale/Dorset or equivalent
Windows	All full height aluminium windows

## Kitchen

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Flooring	Double charged vitrified tiles in Italian finish (800X1600)- Somany/Asian Tiles/Kajaria or equivalent installed in flush method to avoid damping & epoxy grouting to ensure better life, binding & water proofing
Wall Finish	POP work with oil primer on walls & ceilings
Wall Tile	2 Ft. Height from countertop
Counter Top	Artificial Marble/Full Body Quartz finish tiles/Granite
C.P. Fitting	Roca/Toto/Kohler/Grohe or equivalent
Kitchen Sink	Satin S.S. Finish Sink- Jaquar/Neelkanth or equivalent
Switches	Modular Switch & Socket- Norisys/ Legrand/Anchor or equivalent

## Toilets

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Flooring	Anti-skid tiles (600X600)- Somany/Asian Tiles/Kajaria or equivalent with epoxy grouting to ensure better life, binding & water proofing
Wall Finish	Double charged vitrified tiles in Italian finish (600X1200)- Somany/Asian Tiles/Kajaria or equivalent using chemical/adhesive to increase space & epoxy grouting to ensure better life, binding & water proofing till false ceiling
Sanitary Fitting	European wall hung WC divertor with spout/ Basin divertor-Toto/Roca/Grohe/Kohler or equivalent
Basin	Designer wash basin
Shower	Rain shower of ISO certified quality
Hygiene	Separate dry and wet areas with provision for glass partition
Door	Designer flush door with laminate- Greenply/Doormak/National Door or equivalent
Switch & Socket	Modular switch & socket- Norisys/Legrand/Anchor or equivalent
False Ceiling	Grid panel ceiling

## Balcony

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Flooring	Anti-skid ceramic tiles/planks
Hand Rail	Glass railing with state-of-art aluminium sections & aluminium rails
Wall Finish	Texture paint
Roof	Finished roof with wooden finish ceiling & lights
Utility Balcony	Space for secondary basin, washing machine, racks/shelves & retractable clothes dryer in each utility balcony

## Common Amenities & Facilities

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Club lounge with coffee station  
Exclusive kids park & play zone  
4 Wheeler charging stations for visitor car parking  
Dedicated 2 wheeler parking with E-charging stations  
In-house operational cafeteria  
Exclusive Parking/Stand for bicycle/e-cycle

Lilly pond at entrance with beautiful sit-out  
Open amphitheatre  
Exclusive sit-outs in open areas surrounding the project  
18 seater mini-theatre with state-of-the-art system  
Temple  
Ultra king size main entrance (Metal gate)  
Luxury entrance lobby for each tower  
Co-working space with office facilities  
Grand sized conference room with modern fixtures for meetings & common usage  
Luxury & unique landscaping with water bodies at ground floor & common areas  
Exclusive pet park  
Creative lights, signage and dustbins in common areas  
Unique selfie points  
Indoor badminton court  
Indoor squash court  
T.T./Indoor games room  
Billiards/Pool table  
Table games room (Cards, carrom, chess, ludo & scrabble)  
2 five star rooms for guests  
Relax room with massage chairs & nap zone  
Infinity swimming pool for adult & kids  
Kids play area- separate for 3-6 years & 6-15 years  
Separate male/female health club sections with massage & steam rooms  
Party hall attached to a beautiful garden area with combined size of approx. 5000 Sq. Ft.  
Indoor gym with advanced & modern equipments  
Yoga, zumba & pilates area in gym  
Tot-lot kids play room with creche  
Drivers dormitory  
Library & reading zone  
Walkway in pebble crete  
Celebration lawn  
Games lawn  
Lift lobby accent paving  
Viewing deck on club roof  
Gazebos on club terrace  
Dedicated office for RWA on ground floor



surprisingly different

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