

A large, teal-colored abstract graphic on a light beige background. It features a thick, curved line on the left side and a stylized, symmetrical shape on the right that resembles a person's legs or a wide 'A' character.

*Specification*

## Finer details



### STRUCTURE

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

### PROJECT USP's

POO Ft 40 Ft- corner project

All villas are installed with home automation system with Alexa integration

All villas are east & west facing

Huge decks,'halconieg in each villa

**On** 49 limited edition Villas

Unique elevation design with materials aiding noise heat insulation **65%**Open area in the project

All parkings are e- parking with connection to irdividual meters

Vertical Clubhouse 3 floors

False ceiling With lights in drawing dining area Of each villa

### PROJECT SPECIFICATIONS

AC Piping with dedicated AC outdoor location in each villa Vaastu compliant villas provision 010TH TV connection along with Wi•Fi connection Solar powered common areas

Rain water harvesting system grid pavers to recharge the natural water reservoirs

Sewerage treatment plant (STP)- German technology **Boom**barriers at entrance

Outer plumbing in shafts to avoid seepage better maintenance High window to wall ratio to guarantee better views and cross ventilation

### SECURITY

CCTV security in all common areas

EPABXsvgtgm for security intra-villa/project communications

Video door phone in each villa With access by mobile app

24X7 Guarded security

COMMON FEATURES,

AMENITIES & FACILITIES

Fountain at the entrance with beautiful landscaping

Exclusive sit-outs in open areas surrounding the project

Ultra king size main entrance (Metal gate)

Co-working spaces with library

Luxury & unique IaMscaping with water bodies in common areas

Creative lights, signage and dustbins in common areas

Unique paints

Billiards'Pool table

Board Games Room [Cards. carom, chess. ludo & scrabble ]

Swimming pool for kids & adults

Kid's play area

Party hall attached With beautiful garden area With combined size of approx. 5000 Sq. Ft. Indoor gymnasium with advanced & modern equipments

Yoga. zumba & Pilates area in the gymnasium

Terrace garden & deck With gazebos Club terrace

Dedicated society office

Dedicated commercial space for fulfilment of daily needs

### ELECTRICALS

General	Separate meter for lighting in common areas, elevators and m_lmps
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High side equipment	Transformer. meter. VCBpanel etc asper design
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Electrical Fittings	Concealed copper wiring in PVC conduit
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Wires & Cables	<b>Polycab/Finolex/RR Kabel/Havells</b> or equivalent
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PVC Conduit	AXG/BEC/Raj Shree/JindaVShiva or equivalent
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Switches & Sockets	Modular switches & sockets- Anchor/HonevweII or equivalent
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Inverter Ready	Provision for inverter with all electrical fittings
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## INTERNAL SPECIFICATIONS

Main Door	Designer main door with laminate, g Ft. in height
Floating	Italian finish charged Vitrified tiles (GOOX1200) installed in flush method to avoid damping
Wall & Ceiling	POP work with plastic paintJOB on wall & ceilings
Other Doors	Designer flush door with laminate- Greenply/Doormak\ National Door or equivalent
Switch & Socket	Modular switches & sockets make Anchor Or equivalent
Hardware	Probiz or equivalent
Windows	Branded aluminium windows with glass & mesh track

## KITCHEN

Flooring	Italian finish double charged vitrified tiles- installed in flush method to avoid damping & epoxy grouting to ensure better life, bindings water proofing pop
Wall Finish	With plastic paint}OB on ceiling
Wall Tile	2 Ft. Height from counter top
Counter Top	Quartz finish full body tiles
C.P Fitting	Kohler/Jaquar or equivalent
Kitchen Sink	Satin SS, Finish Sinlt• Jeelkanth or equivalent

Switches	Modular switches & sockets- Anchor or equivalent
TOILETS	Vitrified,'Ceramic Tiles - with epoxy grouting to ensure better life. binding & water proofing

Wall Finish	European wall hung WC, Divertor with Spout/Easin
Sanitary' Fitting	Divertnr• Kohler/Jaquar or equivalent designer wash basin With vanity
Basin	Rain shower of ISO certified quality
Shower	Designer flush door with laminate- GreenplW Doormak/National Door or equivalent
Door	Modular switches & sockets- Anchor or equivalent
Switch & Socket	Grid panel ceiling Wherever required
False ceiling	

## BALCONY

Flooring	Anti-skid Moroccon ceramic tiles Glass railing With state-of-the-art aluminium sections aluminium rails
Hand Rail	
Wal I Finish	Texture paint
Utility Balcony	Flooring
	Space for secondarv basin, washing & Clothes drying tiles- with epoxy
	Anti-skid machine grouting to ensure better life, binding water proofing
STAIRCASE	
Riser & Tread	Natural stone or equivalent with combination of vitrified tiles
Handrail	Premium SS railing ininternal staircase