



Specification

The finer

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Structure	
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	
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	

Kitchen	
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	
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

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	
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/FinoTex/RR Cable/HaveITs 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 11<WA in each residence
Invertor Ready	Provision for inverter with all electrical fittings Smart Home Ready All electrification/ fittings required for home automation

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

Flooring	Double charged vitrified Tiles- Somany/Asian Tiles/1<ajaria 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

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/1<ajaria 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

Flooring	Double charged vitrified tiles in Italian finish C800X1600)- 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	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
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/l<ajaria 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

Common Lobby

Toilets

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

Balcony

Common Amenities & Facilities

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/PooI 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

One

REALTY

surprisingly different

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