

Structure

R.C.C. structure to withstand wind & seismic loads as per IS code with RCC walls (Shear wall technology).

Doors and windows

Main doors

8 feet high engineered hard wood frame with veneered flush shutters of 38 mm thickness with melamine polish finish on both sides.

Internal doors

Engineered hard wood frame with laminated flush shutters of 38 mm thickness.

Toilet doors

Engineered hardwood frame with laminated flush shutters of 38 mm thickness.

French doors

UPVC door systems with sliding shutters with provision for mosquito mesh. Kommerling or equivalent brand/make.

Windows

UPVC window systems with safety grill (MS) and provision for mosquito mesh. Kommerling or equivalent brand/make. All hardware is of reputed make.

Painting finishes

External

Textured/smooth finish & two coats of exterior emulsion paint.

Internal

Smooth putty finish & two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over one coat of primer.

Hand railing

Balconies

MS railing with enamel paint finish.

Staircase (common area)

MS railing.

Flooring

Ground floor lobby (in tower) & Club house lounge area
Granite/marble flooring.

Staircases & corridor
GVT tile flooring.

Master bedroom
Laminated wooden flooring.

Living, Dining, other Bedrooms & Kitchen
800 X 800 mm size double charged vitrified tile flooring.

Toilets
Satin finish ceramic tile flooring.

All Balconies/Utilities
Rustic finish ceramic tile flooring.

Dadoing in Kitchen
Ceramic tiles dado up to 2' height above kitchen platform level, tile dado up to 3'6" height in utility.

Dadoing in Toilets
Ceramic tile dado up to false-ceiling level.

Basement
Cement concrete flooring with power troweled smooth finish.

Kitchen/Utility

Softened water
Provision for softened water inlet in kitchen.

Chimney pipe
Sleeve provision for chimney.

Washing machine
Water inlet/outlet provision in utility area for washing machine.

Plumbing

Water meter
Water meter for individual flats (in softened water lines).

Drainage & sewage
PVC pipes & fittings.

Water supply (internal & external)
CPVC or UPVC pipes & fittings.

Telecom/Internet/ Cable TV

Provision
Provision for internet, DTH, telephone & intercom.

Toilets

Partition
Toughened glass partition for shower in master bedroom toilet.

Counter
Granite counter for wash basin with basin mixer.

EWC
Wall mounted EWC with concealed flush tank.

Wall fixtures
Single lever diverter cum shower.

Sanitary fixtures
TOTO or CERA or equivalent.

CP fittings
Grohe or equivalent.

Electrical

Wiring
Concealed copper wiring of Havells/ Polycab or equivalent brand/make.

Modular switches
Norysis or Northwest make. Home automation with feather touch switches in living room and master bedroom.

AC sockets
Power socket for air conditioners in all bedrooms. Provision of power socket in living room.

USB port
USB port for mobile phone charging in master bedroom.

Kitchen & utility
Power sockets in kitchen for hob, chimney, refrigerator, microwave oven, mixer, water purifier/filter and for washing machine in utility area.

Toilets
Power sockets for geysers and exhaust fans in all bathrooms. Motion sensor based light control in toilets.

Power supply capacity
Classic 3 BHK/Premium 4 BHK - 4kW
Smart 3 BHK/Smart 2 BHK - 3kW
Smart 1 BHK - 2kW

DG backup - Homes
Classic 3 BHK/Premium 4 BHK - 1.5kW
Smart 3 BHK/Smart 2 BHK - 1kW
Smart 1 BHK - 0.5kW

DG backup - Common areas
100 % DG backup power for lifts, pumps & lighting in common areas.

COMMON AMENITIES AND FACILITIES

Security

- Video door phone.
- Round-the-clock security system.
- Intercom facility to all apartments connecting to security room.
- Panic button and intercom is provided in the lifts.
- Solar-powered fencing around the compound.
- Surveillance cameras at the main security and entrance of each wing.

Lifts

- Wing A,B,D & E - 4 nos. of eight passenger & 2 nos. of thirteen passenger lift.
- Wing C - 2 nos. of eight passenger & 1 thirteen passenger lift with auto rescue device and V3F for energy efficiency. (Schindler or equivalent make)

WTP & STP

- Softened water made available through an exclusive water treatment plant (in case of bore water).
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping/flushing purpose.

CLUBHOUSE AMENITIES

Ground floor

Double height reception lobby, café, crèche, convenience store, multipurpose hall-1, multipurpose hall-2 with outdoor seating, pre-function space and toilet block.

First floor

Indoor games, table tennis, foosball, carom, chess, pool table, mini theatre, activity studio, cards room, salon/spa and toilet block.

Second floor

Badminton court (2 nos), squash court, yoga studio, gymnasium and sports lounge.

Third floor

Co-working studio with conference room, suite rooms (5 nos), estate office with manager cabin and terrace deck with barbeque area

OPEN AREA AMENITIES

Entrance areas

Entry/exit, security cabin, entry water feature, entry feature garden, entry sculpture/solar pavilion, visitor parking, bicycle parking, waiting pavilion, bus bay, bus parking area, entry courtyard.

Outdoor sports

Half basketball court, cricket pitch, multipurpose court, giant chess, ludo, snakes & ladders, bicycle track, sand pit, kids play area, outdoor fitness area, maidan, skating rink.

Leisure features

Water collection pond, aromatic garden, courtyard garden, pet park, musical garden, senior garden, kinetic garden, alcove garden, wind sculpture.

Social features

Amphitheatre, solar pavilion, youth corner, open lawn, meditation deck, viewing pavilion, walking promenade, reflexology path, barbeque deck, sitting alcove.

Poolside

Lounge deck, pool pavilion, half olympic size adult pool, day bed, jacuzzi, outdoor plaza, kids pool, WIFI pods, sunken lounge, jogging track.

Services

DG yard, transformer yard, gas bank (provision) & organic waste converter.

Others

Car wash area & provision of electric car charging sockets in visitor parking slots.