



Where Luxury Flows

The towers are connected upto 3rd floor level by a podium accommodating almost all the club and other facilities. Indulge.

Club Facilities:-

- ❖ Infinity Swimming Pool and Kids' Pool with Changing Rooms & Locker facility
- ❖ Two separate AC Community Halls with attached Party Lawn & Kitchen facility
- ❖ AC Lounge Hall
- ❖ AC Gym
- ❖ Steam, Sauna & Jacuzzi
- ❖ AC Indoor Games Room (Pool, Table Tennis, Chess, Carrom, Cards & Darts)
- ❖ AC Home Theatre/TV Arena
- ❖ Outdoor Yoga Deck
- ❖ Indoor Meditation & Yoga Hall
- ❖ AC Indoor Kids' Zone
- ❖ Crèche Space
- ❖ Multipurpose Space
- ❖ Library/Study Space/Senior Citizens' Sitting Room

Other Facilities:-

- ❖ Two landscaped Water bodies (over 22000 sq.ft. & 4000 sq.ft.) exquisitely decked with ornate Fountains & Light fittings
- ❖ Landscaped Garden with Deck sitting areas
- ❖ Multipurpose Court
- ❖ Children's Play Area
- ❖ Amphitheatre
- ❖ Jogging Track
- ❖ Internal Pipeline & Wiring for AC in living/dining & all bedrooms in the individual flats (Air-conditioners at extra cost)
- ❖ Integrated Audio-Visual Intercom System (Inter-flat and flat-to-common areas)*
- ❖ Modern security systems viz. CCTV surveillance in common areas, etc.
- ❖ State-of-the-art Systems, Equipments and Provisions as per norms for Fire-fighting & Fire-safety
- ❖ 24x7 Generator Power Back-up (2 BHK : 1 KW / 3 BHK : 2 KW / 4 BHK : 3 KW)*

- ❖ DTH Connection (centralized system)*
- ❖ Wi-fi in club facility areas and Provision for Internet*
- ❖ Laundry facility (Use & Pay)
- ❖ 3 high-speed Passenger Lifts + 1 Stretcher Lift of reputed make in each Tower
- ❖ Rain Water Harvesting
- ❖ Solar-powered lighting & other features across common areas
- ❖ Water Filtration Plant
- ❖ Sewerage Treatment Plant
- ❖ Visitors' Car Parking spaces
- ❖ Car Parking across 3 levels (Ground, 1st & 2nd)

Specifications

- ❖ **Structure:-**
 - Pile Foundation
 - RCC Superstructure
 - Podium around the joining them up to 3rd floor
- ❖ **Lobby:-**
 - Well-decorated AC Ground floor lobby with marble/granite or good quality tiles
 - Floor lobbies with good quality tiles
- ❖ **Staircase:-** 2 spacious staircases with Kota stone/green marble in each tower
- ❖ **Wall Finish:-**
 - Interior Walls & Ceiling:** POP Finish (Birla White/JK Cement/Laticrete or equivalent)
 - Exterior:** Weather-proof emulsion paint (Asian Paints or equivalent).
- ❖ **Balcony:-**
 - Decorative MS railings
 - Provision for full balcony grill (as per design approved by the developer) at extra cost
- ❖ **Flooring:-**
 - Rooms:** Laminated wooden flooring (or vitrified tiles, if opted for) in master bedroom, vitrified tiles in living/dining & other bedrooms

Anti-skid ceramic tiles in kitchen
Anti-skid tiles in toilets
Anti-skid tiles in balcony and terrace (wherever applicable)

❖ **Doors:-**

Main Door: Panelled polished door with Godrej or equivalent lock, magic eye, handle, tower bolt, door stopper & video door phone (at extra charges)

Internal Doors: Flush doors with mortise locks/door latch and door stoppers

Toilet Doors: Flush doors with polyurethane-painted Inner surface, baby latch and handles

❖ **Windows:-** Anodized/Powder coated aluminum windows with MS Grill

❖ **Electrical:-**

Copper wiring in concealed conduits with modular switched from Legrand/Crabtree or equivalent make.

AC point, TV point & telephone socket in living/dining & all bedrooms

Sufficient electrical points

Electrical points for geyser, exhaust, washing machine, microwave, refrigerator, water purifier, grinder, computer MCB's

❖ **Air-Conditioning:-** Internal pipeline & wiring for AC in living/dining & all bedrooms (Air-conditioners at extra cost).

❖ **Toilets:-**

CP Fittings of Jaquar/Marc or equivalent make.

Wall tiles up to 7 ft. height from floor

Sanitaryware of reputed make

❖ **Kitchen:-**

Granite counter with stainless steel sink with drain board, and taps of Jaquar/Marc or equivalent make

Glazed tiles dado up to 2 ft. above working platform

❖ **Servant Quarters:-**

Wall Finish: POP

Flooring: Ceramic Tiles

Toilets: European style WC, wall tiles up to 5 ft. height.

❖ **Lifts:-** 3 high-speed passenger lifts + 1 stretcher lift of reputed make in each tower.

Location



LEGEND

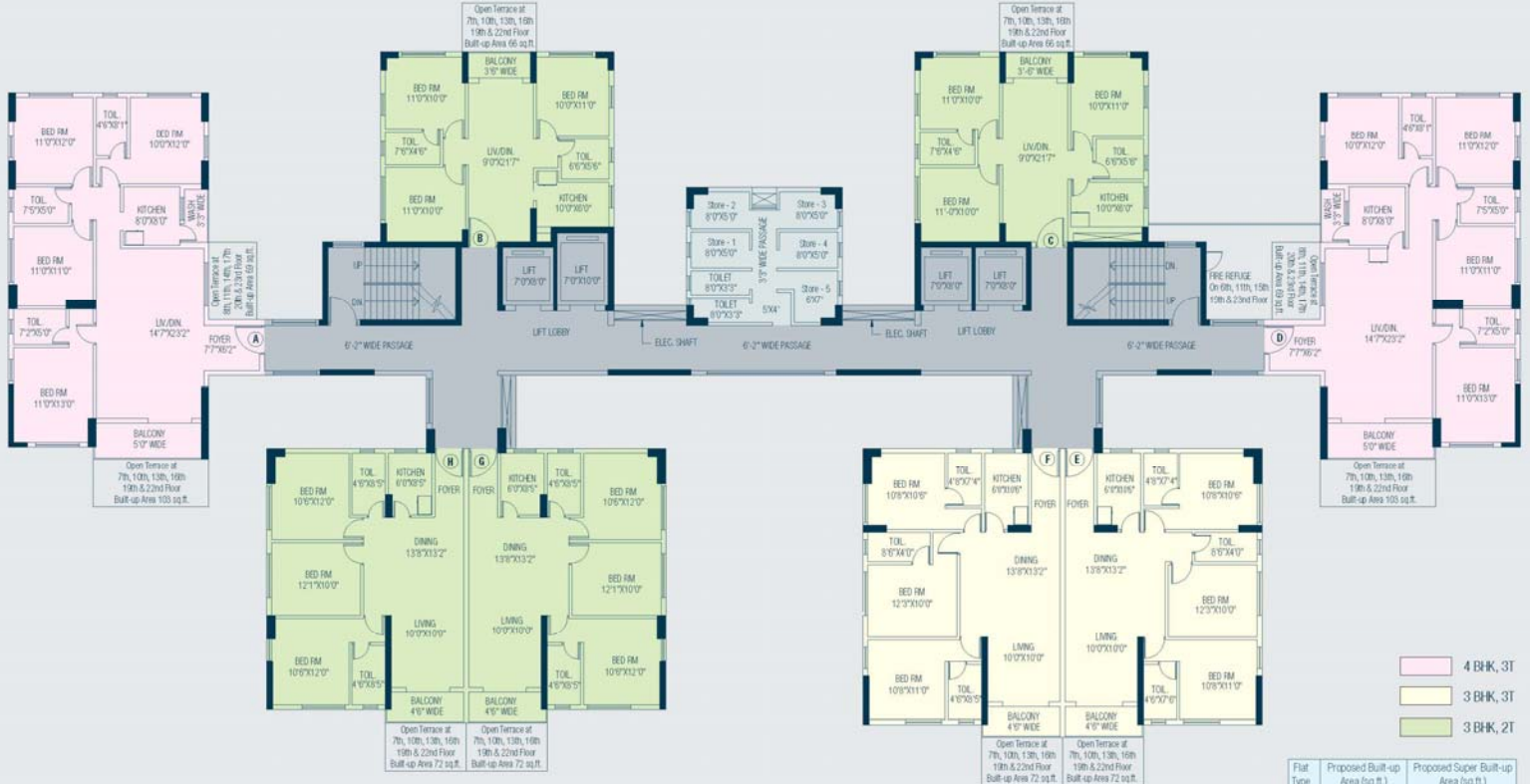
- Mall
- School
- Hospital
- Hotel

Type & Area

Site Plan



Tower- 1



- 4 BHK, 3T
- 3 BHK, 3T
- 3 BHK, 2T

Flat Type	Proposed Built-up Area (sq.ft.)	Proposed Super Built-up Area (sq.ft.)
A	1303	1653
B	821	1092
C	821	1092
D	1303	1653
E	1036	1378
F	1036	1378
G	982	1306
H	982	1306

Store No. 1 to 5
Proposed Built-up Area - 80 sq.ft.
Proposed Super Built-up Area - 100 sq.ft.

TOWER I
Proposed Typical Floor Plan (4th to 24th Floor)

Tower- 2



- 4 BHK, 3T
- 3 BHK, 2T
- 2 BHK, 2T

Flat Type	Proposed Built-up Area (sq.ft.)	Proposed Super Built-up Area (sq.ft.)
A	1399	1853
B	660	878
C	660	878
D	1399	1853
E	907	1206
F	907	1206
G	982	1306
H	982	1306

TOWER 2
Proposed Typical Floor Plan (4th to 24th Floor)

Store No. 1 to 5
Proposed Built-up Area - 80 sq.ft.
Proposed Super Built-up Area - 100 sq.ft.

Developer



Alcove Realty



Shyam Infra



PS Group



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