



Amenities

- ❖ **Elevation:-** Modern aesthetic elevation
- ❖ **Car Management:-**
 - Car parking bays covered in ground floor as well as open to sky
 - Well numbered, illuminated and ventilated car park bays
 - Chauffer callout from reception desk
 - Resting and utility zone
- ❖ **Power Backup:-**
 - Full power backup to run all lifts/pumps/common lighting
 - 100% power backup for all the flats
- ❖ **Security & Fire Fighting:-**
 - Video door phones in every apartment
 - Intercom connectivity flat to flat & flat to main security
 - Modern fire fighting system with alarms, sprinklers & smoke detectors in common area
 - All the important points duly manned by well trained security personnel/guards
- ❖ **Ground Lobby:-**
 - Flooring mix of high end marbles with inlay work
 - Lift wall panel clad in Italian marble
 - Well decorated air-conditioned lobby
- ❖ **Staircase & Floor Lobby:-**
 - Good quality tiles in staircase
 - Marble/vitrified tiles in each floor lobby
- ❖ **Elevators:-**
 - 2 nos. high speed automatic lifts of KONE or OTIS make (min 8 pax each) fitted with piped music and floor call out
 - Lifts fitted with latest and modern rescue cum security features (evacuating passengers on the immediate available floor in case of power cut)
- ❖ **Fitness & Entertainment:-** Air conditioned community hall and gymnasium on the second floor.

Specifications

❖ **Wall Finish:-**

Interior- Conventional brickwork with wall putty finish

❖ **Flooring:-**

All bedrooms, living and dining- Italian marble

❖ **Kitchen:-**

Granite platform with champhered/honed edges

Anti skid vitrified tiles (size 2ft x 2ft)

Double bowl stainless steel sink with drainage board

Dado tiles upto 2ft above the counter/platform

Electric point for refrigerator, water purifier, geyser and exhaust fan etc.

Provision for installing electronics chimney

Plumbing provision for hot & cold water line

❖ **Toilet:-**

Sanitary ware with wall hanging modern design WC of Kohler or equivalent make

Anti skid vitrified tiles in flooring

Granite counter top for wash basin

Glazed tiles on walls up to door height

CP fittings of Kohler or equivalent higher range

Electric point for geyser and exhaust fan

Shower cubicles in all bathrooms

Plumbing provision for hot and cold water line

❖ **Doors & Windows:-**

Main Door- Wooden panel door polished with brass decorative handles

Main Door Fittings- Lock of Godrej or equivalent with eye piece

Internal Doors- Polished solid core teak finish flush doors

Internal Door Fittings- Handles, locks, etc.

Kitchen Door- Solid core teak finish flush doors with clear vision panel

Windows- UPVC openable/sliding windows with glass panes (Fenesta or equivalent)

❖ **Electrical:-**

AC points living, dining and all bedrooms

Prefitted ledge for fitting split outdoor AC units for maintaining elevation ethics

Cable TV and telephone points in living, dining and all bedrooms

Ample necessary 15 amp. & 5 amp. electrical points

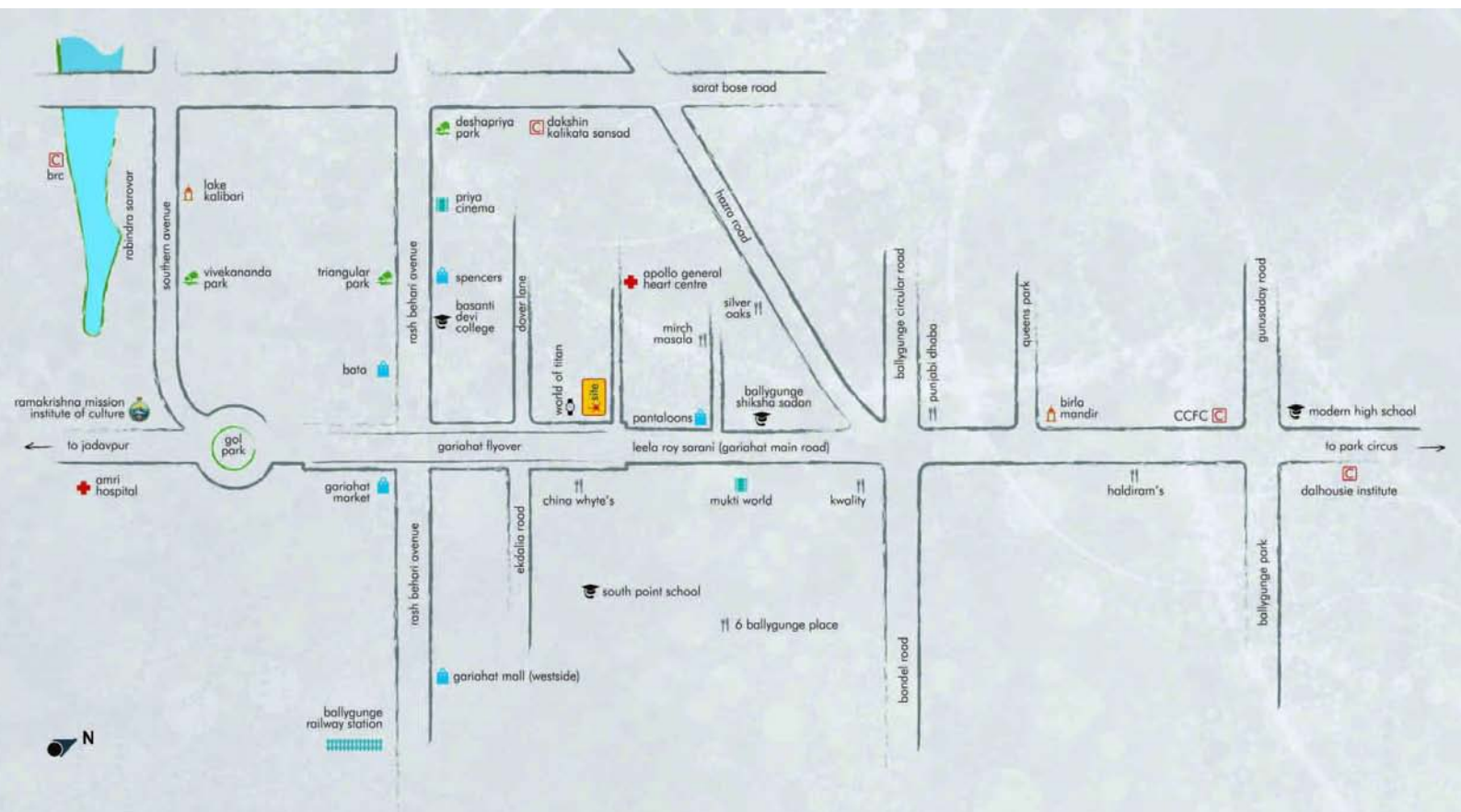
PVC conduit pipe concealed copper wiring of Havells or equivalent with central MCB/RCB of reputed brand

Door bell point at the main door entrance

Modular switches of reputed high end brands (Legrand or equivalent)

Adequate power load in order to run min. 8 tonnage of air conditioner per flat

Location



Type & Area

Site Plan

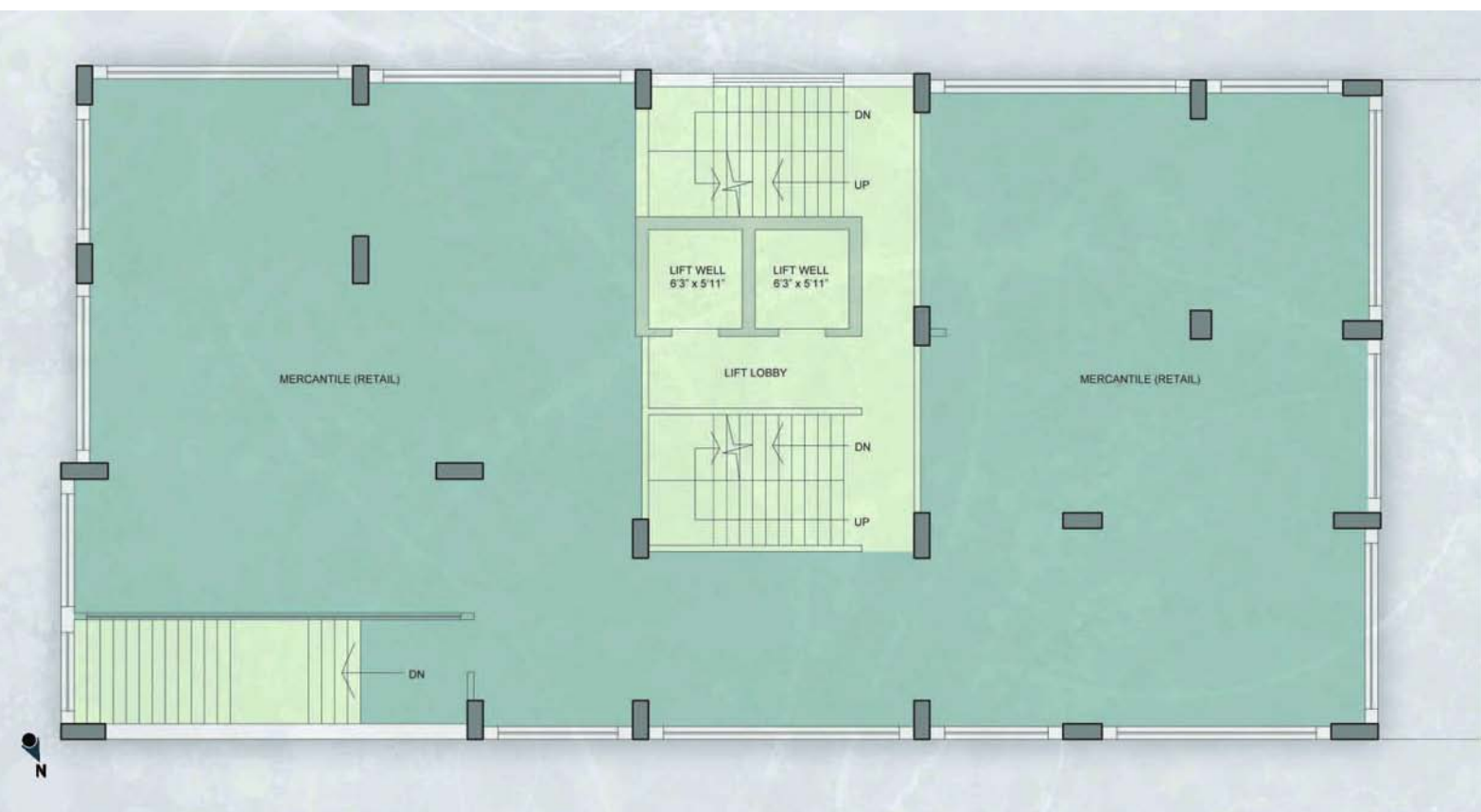


Typical Floor Plan



Unit	Area	Bedroom	Toilet
A	2,220	4	3
B	2,000	4	3

1st Floor Plan



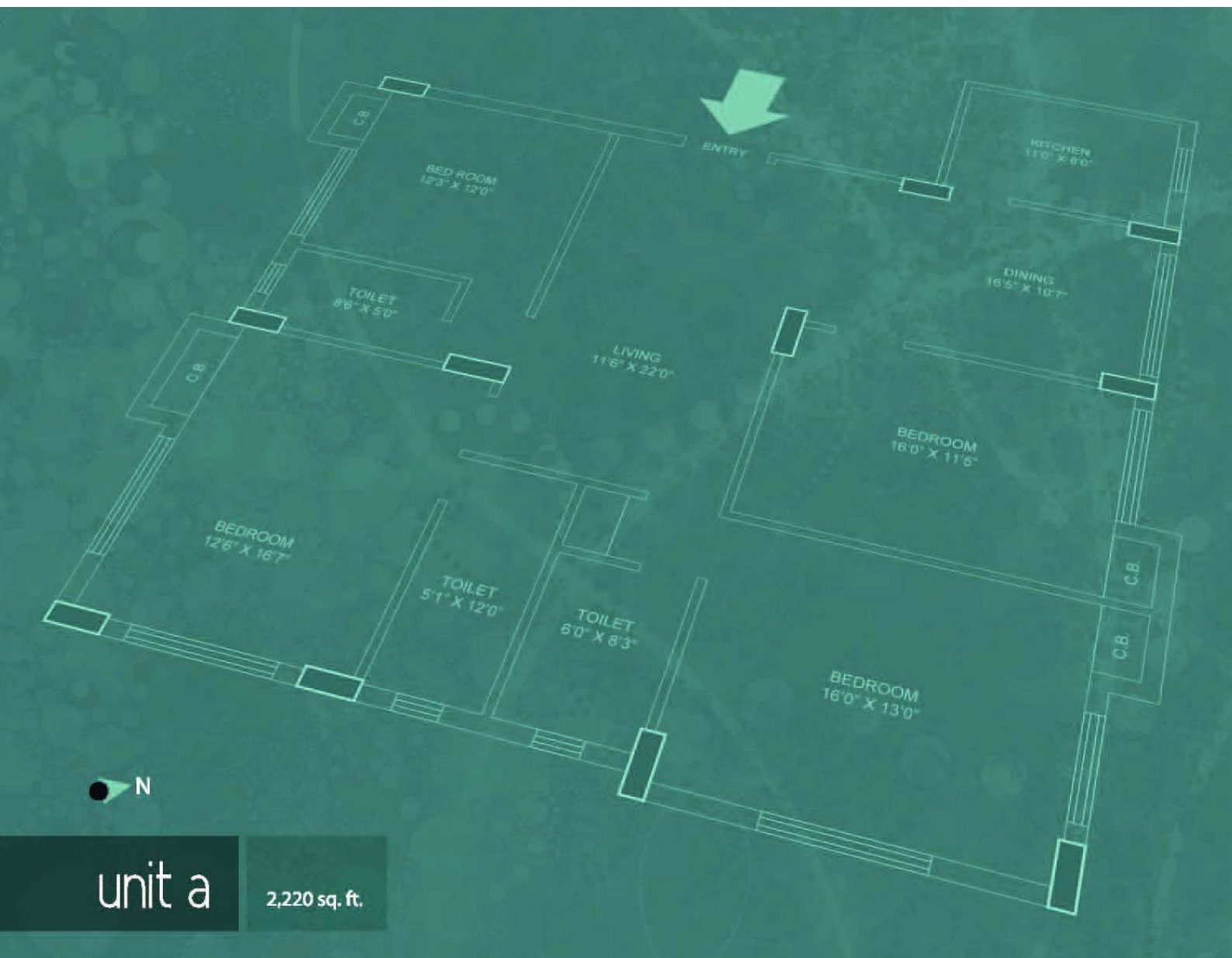
Area	Type
3,900	Commercial

2nd Floor Plan



Unit	Area	Bedroom	Toilet
A	2,220	4	3
Community Hall & Gym			

Unit- A



Unit- B



Developer



Multicon Group

Architect

Shelter



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