

Admire the majestic aura

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Artist's Impression of Bird's Eye View

Amenities

Exclusive Residents Club 'ELIXIR' with state-of-the-art amenities

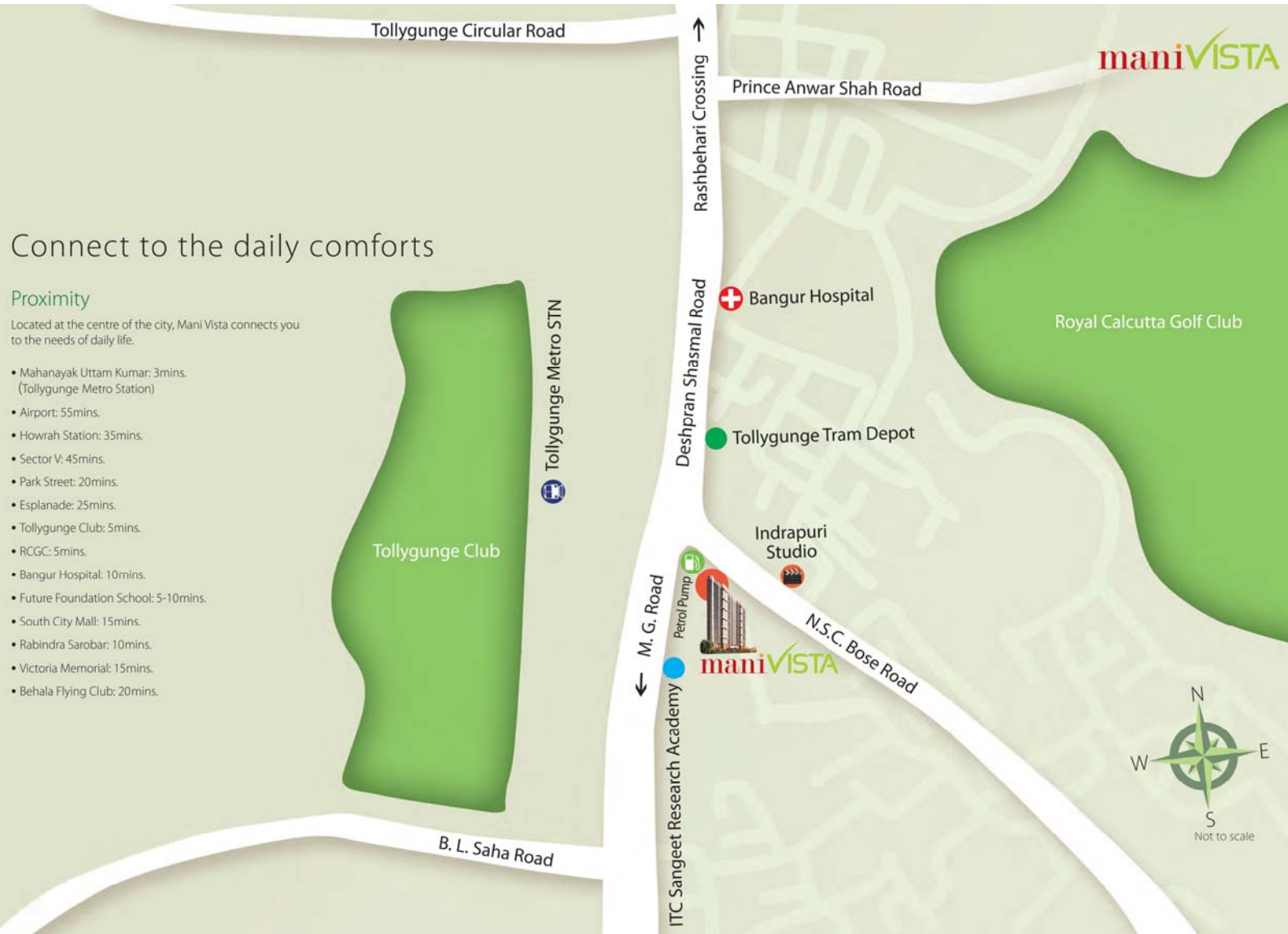
- ❖ Lavish Banquet Hall with attached lawn and dedicated pre-function area for family functions and parties
- ❖ Swimming Pools (separate for adults and kids)
- ❖ Fully-equipped Gym (with shower and changing room facilities)
- ❖ Yoga and Meditation Garden
- ❖ Indoor Games Room with Billiards/Pool, Table Tennis, Carrom
- ❖ Card Room
- ❖ Juice Bar and Lounge
- ❖ Kid's Play Area

Specifications

- ❖ **Structural Frame:-**
R.C. foundation resting on cast-in-situ reinforced concrete piles complying with IS Code. Reinforced concrete framed structure designed for the highest seismic consideration and using aptly designed grade of concrete and steel reinforcement complying with IS Code.
- ❖ **External & Internal Walls:-** Common clay bricks/fly ash bricks/reinforced concrete walls
- ❖ **Door Frame:-** Entrance fitted with 35 mm thick flush-door
- ❖ **Ironmongery (Toilet/Kitchen):-**
Shutters huge with standard hinges and hardware
Night latch and magic eye for entrance door
Mortise lock and door-stopper on bedroom and kitchen door
Bathroom latch on toilet door
- ❖ **Windows:-**
Standard section of anodized/powder coated aluminium or UPVC windows (casements/sliding) with clear glass inserts and matching fixtures
- ❖ **Floors/Wall Finish:-**
Quality vitrified tiles floor in foyer, living and dining area
Walls finished with POP punning
Bedroom floor finished in vitrified tiles. Walls finished with POP punning
Anti-skid ceramic tiles on bathroom floor and matching ceramic tiles on wall
Kitchen finished with quality vitrified tiles on floor and up to 2 ft. above counter
Staircase including landings and corridors finished with epoxy paint over tremix. Walls finished with POP punning.
Ground floor lift lobby laid with quality imported marble with matching skirting's. Wall finished with POP punning.
Other common areas floored with screed concrete
Typical floor lift lobby finished with quality vitrified tiles.

- ❖ **Kitchen:-**
 - Granite top cooking platform with one stainless steel sink and drain board in each flat
 - Kitchen to be equipped with a water filter
 - Dual sources of water supply
- Toilets:-
 - Matching glass mirrors, shelves, soap trays and towel rails
- ❖ **Sanitary & Plumbing:-**
 - Concealed piping system for hot and cold water lines
 - White porcelain sanitary ware of Kohler/Roca or similar brands
 - Shower cubicles in master bedroom
 - Sleek Jaquar or similar brand fittings
 - Geysers in all bathrooms
- ❖ **Fire Protection:-** Provision of an adequate fire-suppression and detection system with wet risers connected to the fire reservoir
- ❖ **Electrical:-**
 - Totally concealed wiring for all rooms
 - Light and plug points in living/dining and all bedrooms as per architecture scheme
 - Telephone points in living rooms and all bedrooms
 - Geyser points in all toilets and kitchen
 - All rooms with provision for ceiling fans
 - Compatible wiring that can be hooked up to a cable
 - Television network with a connection thereof in living rooms and all bedrooms
 - Video door phones at the main entrance doors
 - Electrical call bell at main entrance door
 - Generator power during power failure for lighting and domestic purpose to the extent of 1 (one) watt/per sqft. of built-up area
- ❖ **Air-conditioning:-** Air-conditioned apartment fitted with split units
- ❖ **Security:-** CCTV monitoring for the common areas
- ❖ **Lightning Protection:-** In compliance with IS 62305
- ❖ **Waterproofing:-** Waterproofing of bathrooms, balconies, planter box and terrace floor
- ❖ **Driveway:-** Reinforced concrete with hardener for car park/driveway

Location



Type & Area

Site Plan

Site Plan



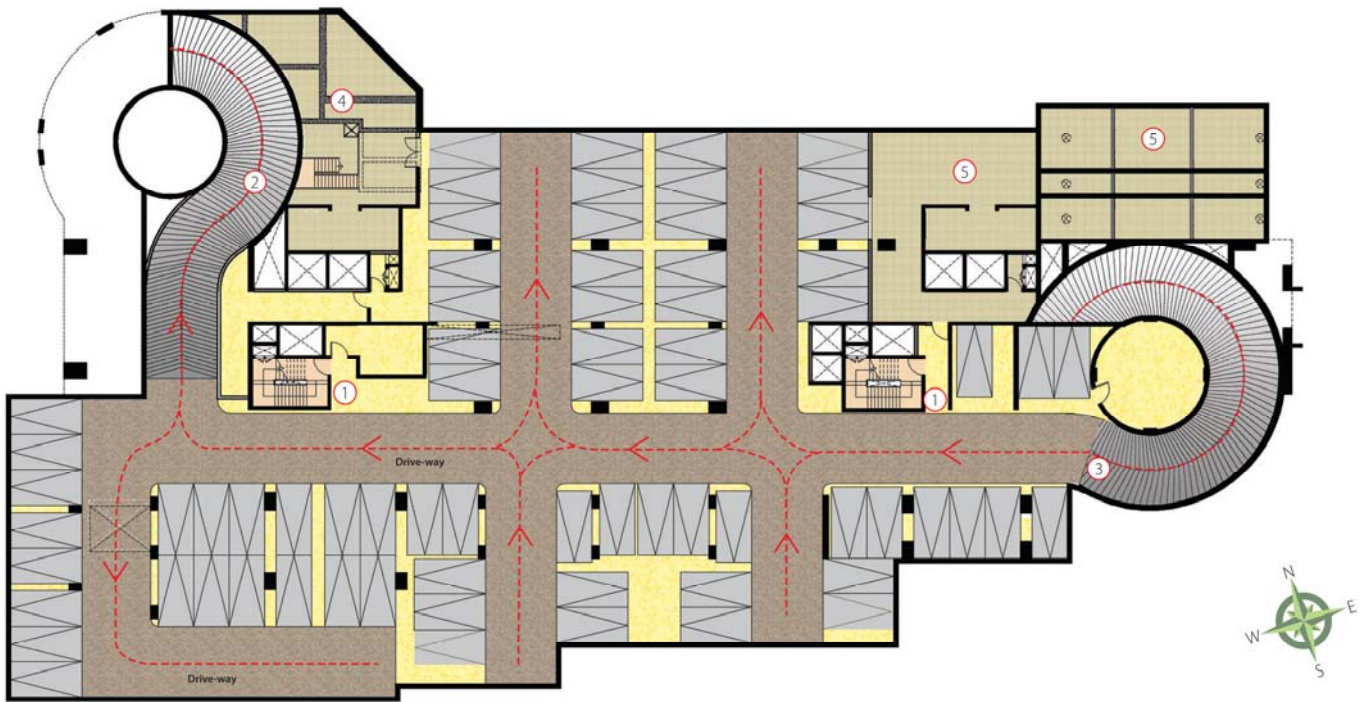
Legend

1. Entry
2. Exit
3. Dry pond/multipurpose play area
4. Driveway
5. Walkway
6. Seating Plaza
7. Lawn
8. Kids play area
9. Water feature
10. Drop-off area
11. Multipurpose court
12. Covered parking
13. Open parking
14. Mechanical parking

— Fire tender path
- - - Vehicular circulation

Basement Plan

Basement

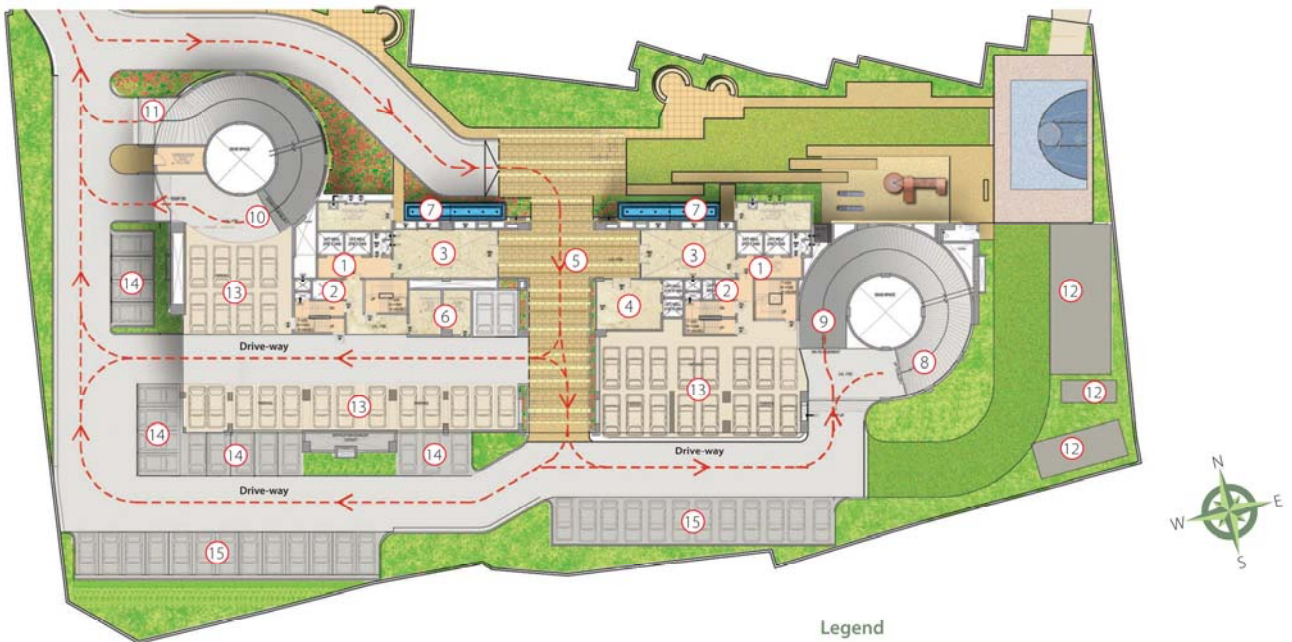


Legend

1. Fire staircase	2. Ramp to ground floor	3. Ramp from ground floor
4. Sewage treatment plant	5. Underground tank & pump room	

Ground Floor Plan

Ground Floor Plan

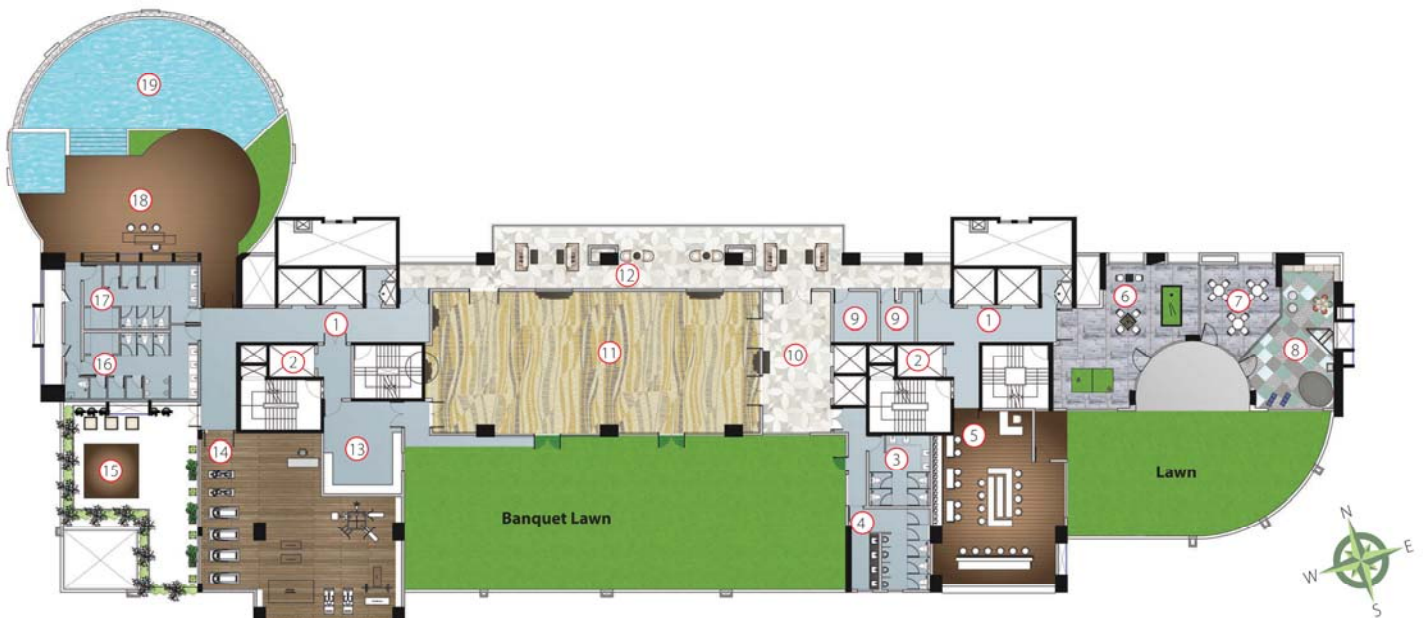


Legend

1. Lift lobby	2. Service lobby	3. Tower entrance lobby
4. Banquet entrance lobby	5. Drop-off	6. Services
7. Water feature	8. Ramp up to MLCP	9. Ramp down to basement
10. Ramp down from MLCP	11. Ramp up from basement	12. External services
13. Covered parking	14. Open parking	15. Mechanical parking

Club Plan
3rd Floor Plan

Club Plan (3rd Floor)

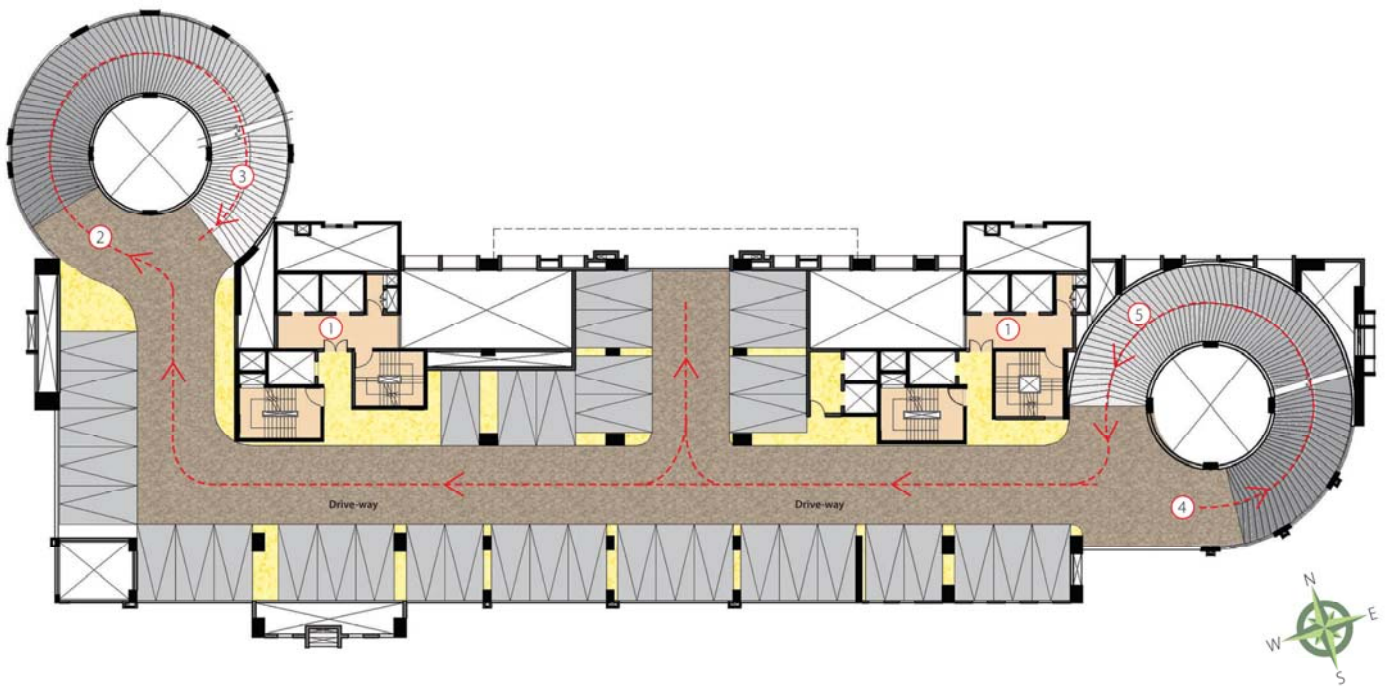


Legend

1. Residents lift lobby	2. Service lift	3. Restrooms (Female)
4. Restrooms (Male)	5. Juice bar & Lounge	6. Pool & Carroms
7. Cards room	8. Kids' play room	9. Service
10. Pre-function area & Banquet lift lobby	11. Banquet hall	12. Reception/Lounge
13. Pantry	14. Gym	15. Yoga terrace
16. Change room (Male)	17. Change room (Female)	18. Pool deck
19. Pool & Kids pool		

MLCP- 1

MLCP - 1

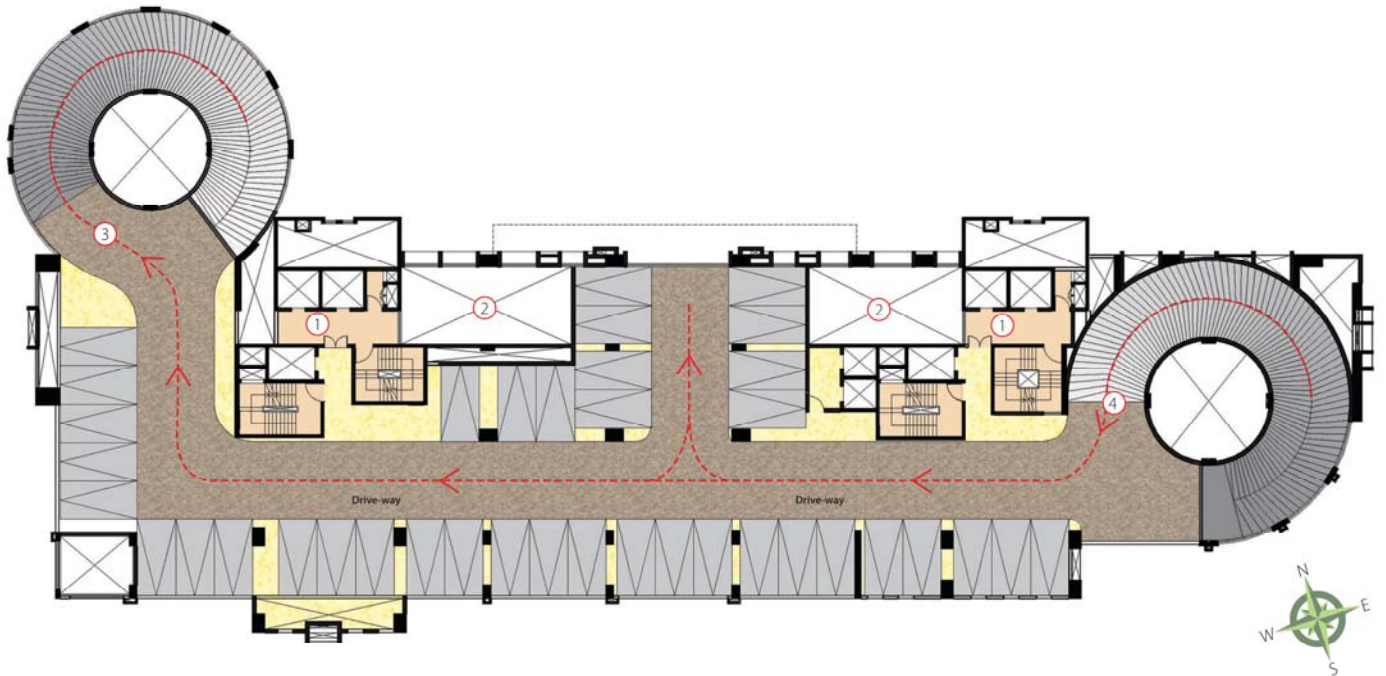


Legend

1. Lift lobby	2. Ramp down to ground floor
3. Ramp down from MLCP-2	4. Ramp up to MLCP-2
5. Ramp up from ground floor	

MLCP- 2

MLCP - 2



Legend

1. Lift lobby	2. Triple height lobby below
3. Ramp down to MLCP-1	4. Ramp up from MLCP-1

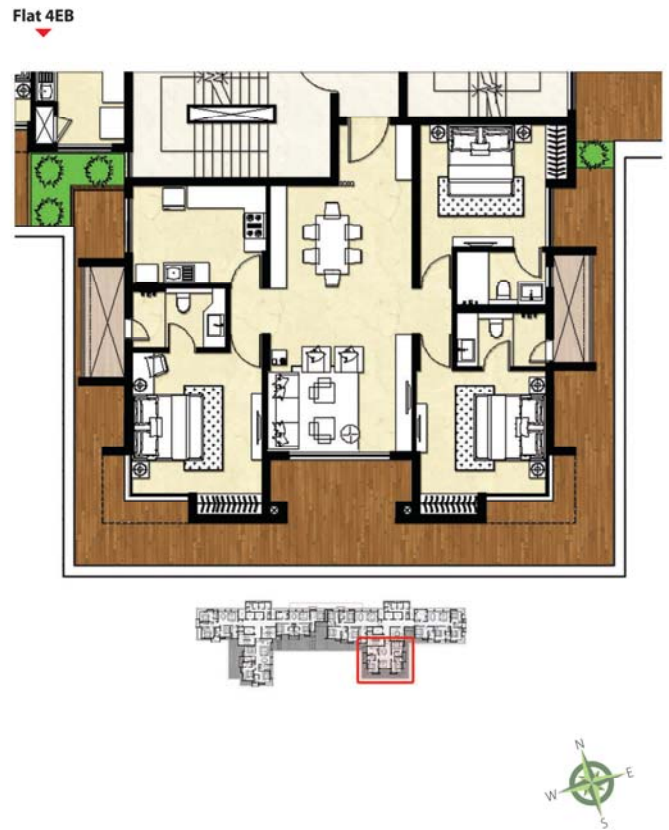
4th Floor Plan

4th Floor Plan



4th Floor Plan
East Block- Individual Flats

4th Floor - East Block (Individual Flats)



4th Floor Plan
East Block

4th Floor Plan - East Block

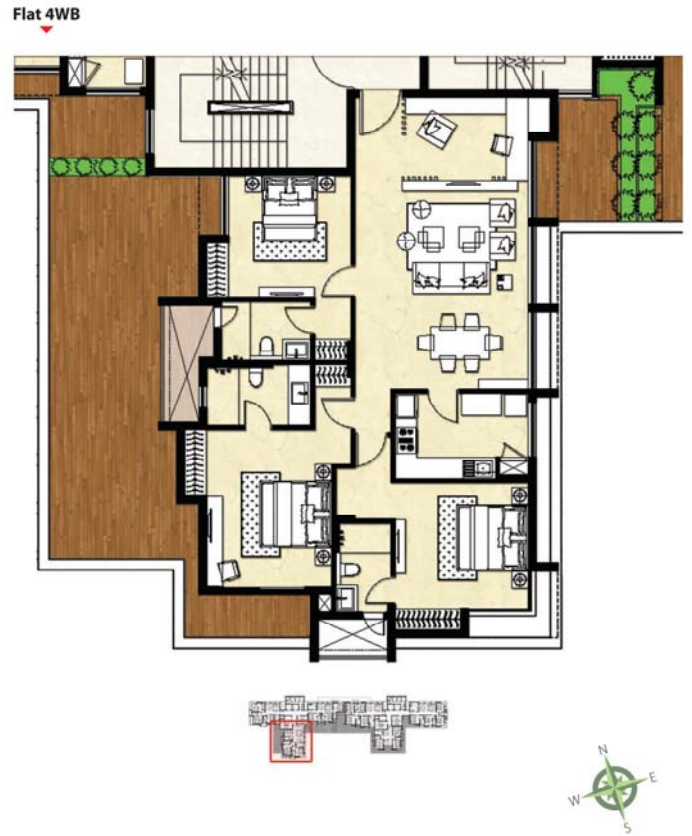


Legend

1. Lift	2. Lift lobby	3. Service lift shaft
4. Staircase	5. Store	6. Toilet/Bath

4th Floor Plan
West Block- Individual Flats

4th Floor - West Block (Individual Flats)



4th Floor Plan
West Block

4th Floor Plan - West Block



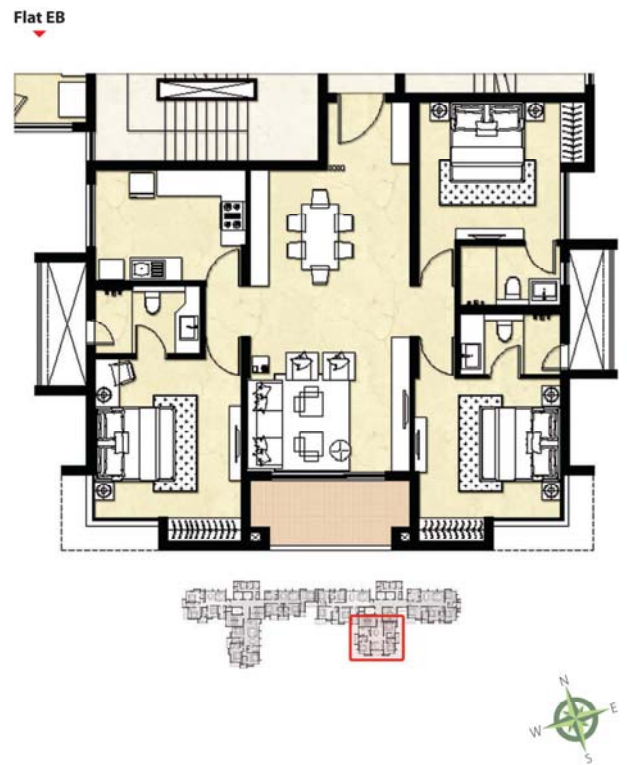
Typical Floor Plan
5th-31st Floors

Typical Floor Plan (5th - 31st Floors)



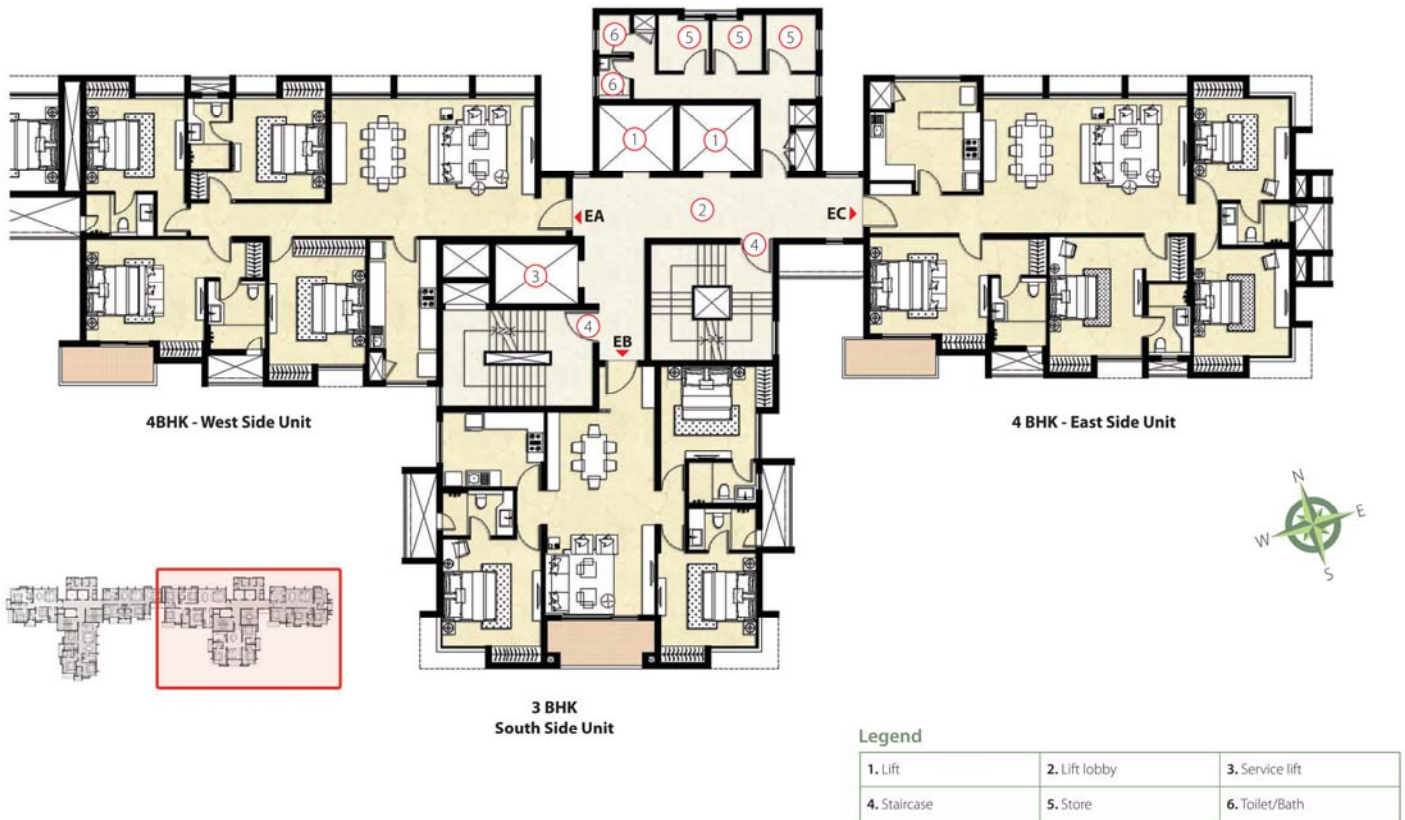
5th-31st Floor Plan
East Block- Individual Flats

5th - 31st Floor Plan - East Block (Individual Flats)



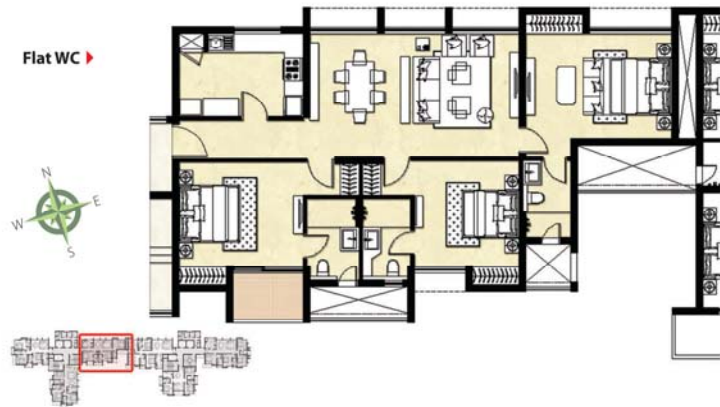
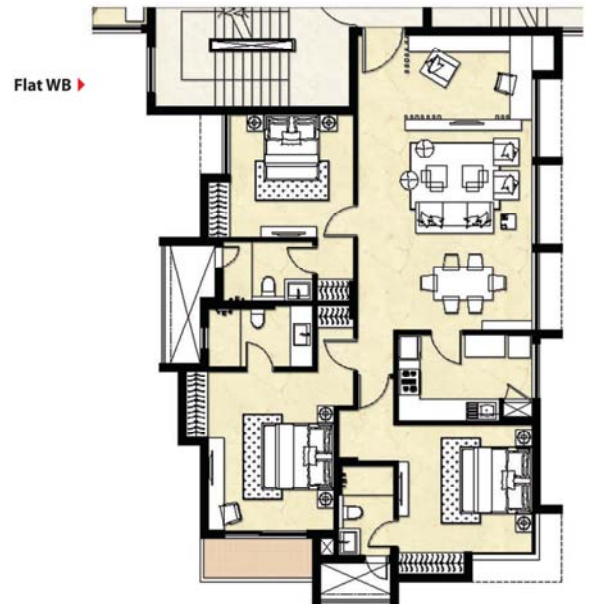
5th-31st Floor Plan
East Block

5th - 31st Floor Plan - East Block



5th-31st Floor Plan
West Block- Individual Flats

5th - 31st Floor Plan - West Block (Individual Flats)



5th-31st Floor Plan
West Block

5th - 31st Floor Plan - West Block





Developer

mani
change**for**good
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