



ZRICKS



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Rohan Jharoka

The 'no-neighbours' apartments.

2 BHK





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**Rohan
Jharoka**
The 'no-neighbours' apartments

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|----------------------------------|--------------------------------|--------------------------|----------------------|
| 1. Entrance Gateway | 7. Barbecue area | 13. Lower children pool | 19. Skate park |
| 2. Roundabout with water feature | 8. Water feature @ lower plaza | 14. Overhead bridge | 20. Basketball court |
| 3. Pedestrian walkway | 9. Pool deck | 15. Childrens playground | 21. Jogging path |
| 4. Promenade | 10. Main swimming pool | 16. Exercise station | 22. Youth corner |
| 5. Focal plaza | 11. Upper childrens pool | 17. Old folks corner | |
| 6. Seating alcove | 12. Clubhouse | 18. Yoga plaza | |

SPECIFICATIONS

TOILETS:

- ⊙ Ceramic tile dado up to 7 ft. height.
- ⊙ Marble /Granite stone fascia for door openings.
- ⊙ Basin with marble / granite counter for master bedroom and common handwash.
- ⊙ Pastel colour sanitary ware.
- ⊙ Jaguar make or equivalent quality CP fittings.
- ⊙ Single lever hot & cold mixer with overhead shower in all toilets.
- ⊙ Concealed plumbing lines.
- ⊙ Cockroach preventive trap.

KITCHEN:

- ⊙ Kitchen platform with granite top.
- ⊙ S.S. kitchen sink with drain board.
- ⊙ Glazed / Ceramic tile dado up to 2 ft. height above platform.
- ⊙ Provision for fixing of water purifier.

UTILITY AREA:

- ⊙ Washing arrangement with water line and drain.
- ⊙ Glazed / Ceramic tile dado up to 3 ft height.
- ⊙ Ceramic tile flooring.

FLOORING:

- ⊙ Vitrified tiles flooring in all rooms and wooden flooring in one bedroom.
- ⊙ Ceramic tiles for toilets, balconies and terraces.

ELECTRICALS:

- ⊙ Concealed, fire resistant high quality copper wiring.
- ⊙ Roma or equivalent make modular switches.
- ⊙ T.V. and Telephone points in living & master bedroom.
- ⊙ Earth Leakage circuit breaker.
- ⊙ Provision of exhaust fan in kitchen & toilets.

DOORS & WINDOWS :

- ⊙ Elegant main door with veneer on both sides.
- ⊙ Internal doors with veneer on both sides.
- ⊙ Fully glazed UPVC sliding doors for balconies.
- ⊙ Fully glazed UPVC windows with mosquito net.
- ⊙ Marble/granite window sills.

INTERNAL FINISH & PAINT:

- ⊙ Internal walls finished with smooth finish.
- ⊙ Acrylic oil-bound distemper painting on walls.

STANDARD SPECIFICATIONS (FOR DUPLEX)

TOILET:

- ⊙ Ceramic tile dado up to 7 ft height
- ⊙ Marble / Granite stone fascia for door openings
- ⊙ Basin with marble / Granite counter for master bed room and common hand wash
- ⊙ Branded sanitary ware
- ⊙ Hans Grohe or equivalent quality CP fittings for master toilet
- ⊙ Jaguar make or equivalent quality CP fitting for other toilets
- ⊙ Single lever hot & cold mixer with overhead shower
- ⊙ Concealed plumbing with insulation for hot water lines
- ⊙ Cockroach preventive trap

FLOORING:

- ⊙ Imported Marble flooring in Living and Dining, vitrified tile in other rooms
- ⊙ Laminated wooden flooring for upper level bedrooms
- ⊙ Decorative ceramic tiles for terraces

KITCHEN:

- ⊙ Composite marble/ granite worktops with stainless steel sink with drain board
- ⊙ Ceramic tile dado up to 2 ft height
- ⊙ Provision for fixing of water purifier

ELECTRICAL:

- ⊙ Concealed fire resistant high quality copper wiring
- ⊙ Ample light point with Ave or equivalent make modular switches
- ⊙ TV point in living & Upper level Bed rooms
- ⊙ Telephone point in living and all bed rooms
- ⊙ AC point in master and children's bedroom
- ⊙ Provision of exhaust fan in kitchen & toilets
- ⊙ Earth leakage circuit breaker

UTILITY AREA:

- ⊙ Washing arrangement with water line and drain
- ⊙ Ceramic tile dado up to 3 ft. height
- ⊙ Inlet - outlet provision for washing machine

DOORS & WINDOWS:

- ⊙ Elegant doors with both side polished veneer
- ⊙ Premium quality brass fixtures & fittings
- ⊙ Fully glazed UPVC sliding doors for balconies.
- ⊙ Fully glazed UPVC windows with mosquito net.

INTERNAL STAIRCASE:

- ⊙ Internal staircase finished with wooden tread & riser

INTERNAL FINISH & PAINT:

- ⊙ Internal walls finished with smooth finish
- ⊙ Acrylic oil-bound distemper painting to walls