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 INDEPENDENT FLOORS



Independent Floors gives you the privacy you need and still lets you enjoy the conveniences of community living

LOCATION: Sector 82, Vatika India Next

PLOTS SIZES: Independent Floors on 295.20 sq m & 330.15 sq m plots

UNIT CONFIGURATION: Independent Floors with a Choice of
3BHK, 3BHK+SR, 4BHK & 4BHK+SR

NUMBER OF FLOORS: G+2

SPECIAL FEATURES: Modular Kitchen with Hob & Chimney
Ground Floor with Private Garden
First and Second Floor with Access to Private Terraces
Adequate Parking
School, Gym, Community Retail, Swimming Pool, Parks, Healthcare Facility can be enjoyed as part of Community Living

AMENITIES: Township Amenities



Every convenience you
seek; its closer

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FEATURES:

Modular Kitchen with Hob & Chimney

Ground Floor with Private Garden

First and Second Floor with Access to

Private Terraces

Adequate Parking

School, Gym, Community Retail,

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Features

Township Amenities



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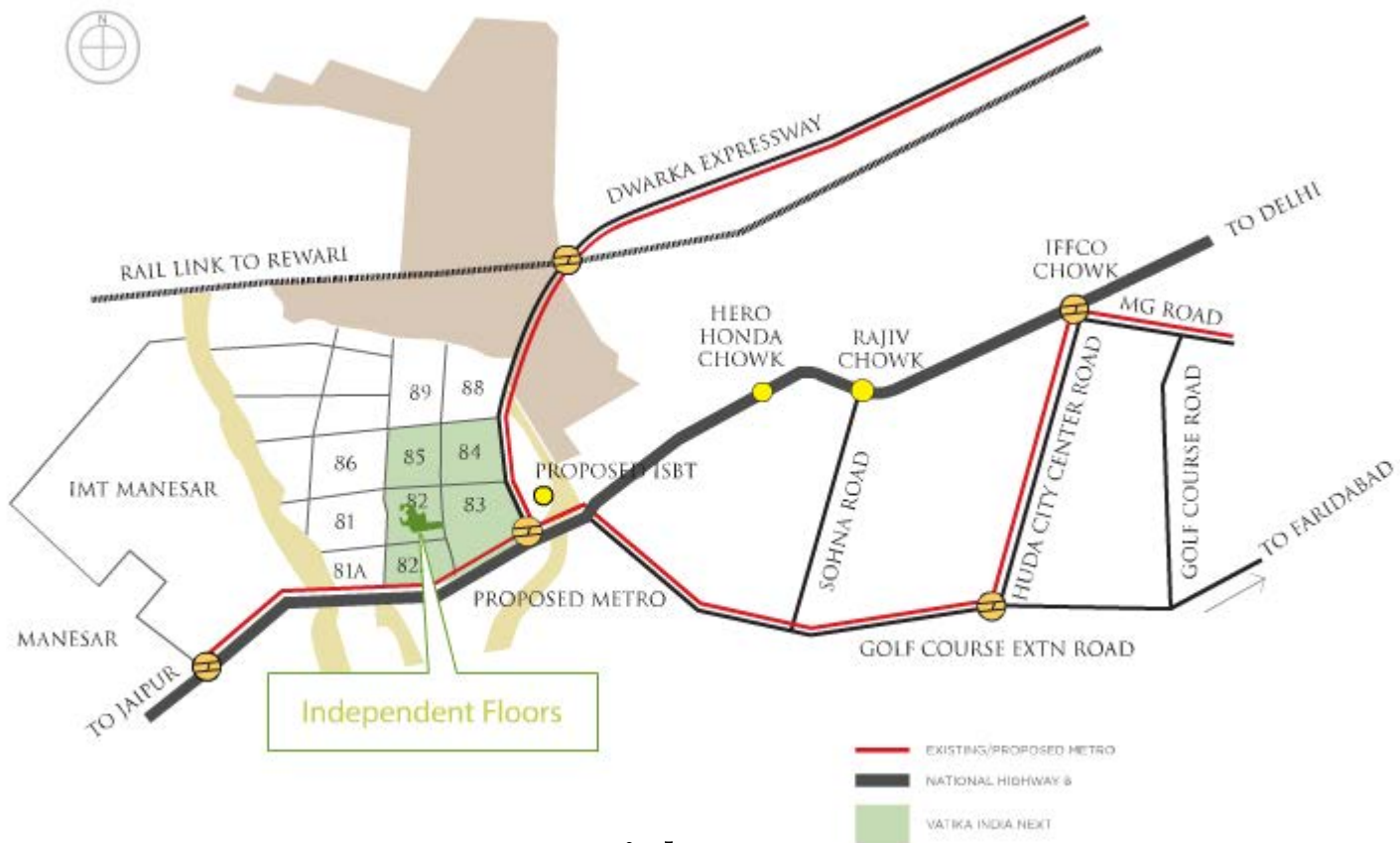
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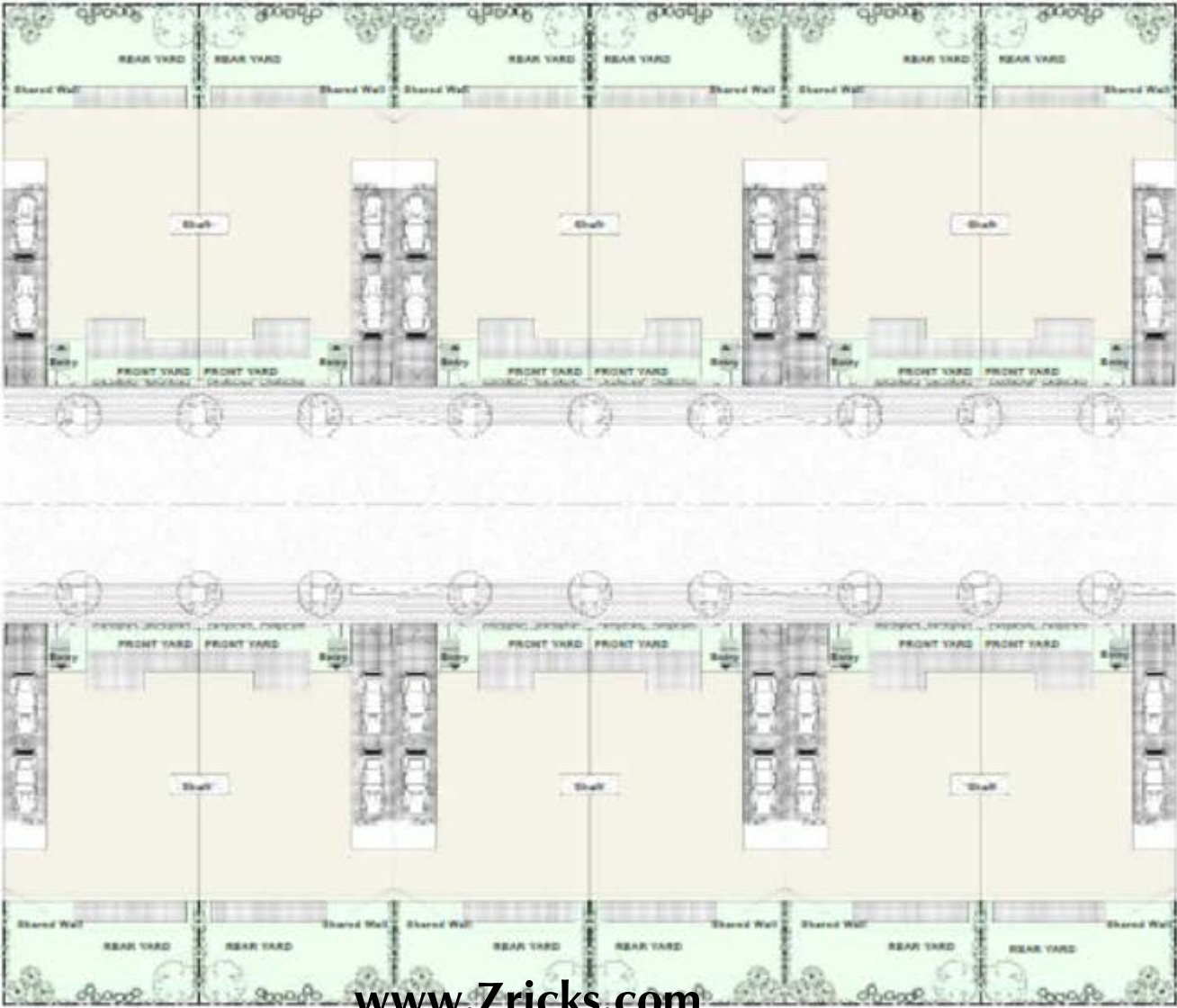
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GENERAL ARRANGEMENT OF CLUSTER



360 sq yards* GROUND FLOOR PLAN



Saleable Area: 1725 sq ft**
Plot Area: 360 sq yards*
**1 sq ft = 0.092903 sq mts

360 sq yards* FIRST FLOOR PLAN



Saleable Area: 1785 sq ft**
Plot Area: 360 sq yards*
**1 sq ft = 0.092903 sq mts

360 sq yards* SECOND FLOOR PLAN



Saleable Area: 1365 sq ft**

Plot Area: 360 sq yards*

**1 sq ft = 0.092903 sq mts

STRUCTURE

RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements

LIVING / DINING AREAS, LOBBIES / PASSAGE

Flooring

Matt finished stain and abrasion resistant vitreous tiles/polished vitrified tiles

Wall Finishes

Acrylic emulsion on plaster

Ceiling Finishes

Oil bound distemper on plaster

BEDROOMS

Flooring

Matt finished stain and abrasion resistant vitreous tiles/polished vitrified tiles

Wall Finishes

Acrylic emulsion on plaster

Ceiling Finishes

Oil bound distemper on plaster

KITCHEN

Flooring

Matt finished ceramic tiles

Wall Finishes

2' high ceramic tiles dado above counter

Oil bound distemper over plaster in remaining areas

Ceiling Finishes

Oil bound distemper on plaster

Counter

Polished Indian granite or marble

Fixtures and Fittings

Stainless Steel Sink and mixer of standard makes and brands

Provision for installation of geyser

TOILETS

Flooring

Matt finished ceramic tiles

Wall Finishes

Glazed / matt finished ceramic wall tiles upto dado level

(approximately 2100mm)

Oil bound distemper on plastered surfaces above dado level

Ceiling Finishes

Oil bound distemper on plaster

Sanitaryware

Wash basin and European Water Closet (EWC) of standard makes and brands

C.P. Fittings and Accessories

Basin mixer, Shower mixer / diverter with bath spout and overhead shower, health faucet along with necessary angle valves etc. of standard makes and brands

All toilet floors provided with suitable and adequate water proofing treatment

Provision for installation of geysers

BALCONIES

Flooring

Matt finished ceramic tiles / Indian stone

Wall Finishes

Exterior grade paint on plaster

Handrail and Parapets

Combination of parapet walls and M.S. handrails as per the functional and elevation requirements

SERVANT'S ROOM

Flooring

Matt finished ceramic tiles

Wall Finishes

Oil bound distemper on plaster

Ceiling Finishes

Oil bound distemper on plaster

SERVANT'S TOILET

Flooring

Matt finished ceramic tiles

Wall Finishes

Dado of glazed / matt finished ceramic wall tiles. (Oil bound distemper on plastered surfaces above dado level for remaining areas)

Ceiling Finishes

Oil bound distemper on plaster

Sanitaryware

Wash basin and Indian Water Closet (IWC/ Orissa Pan) of standard makes

C.P. Fittings and Accessories

Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands

STAIRCASE

Flooring

Polished Indian Stone on treads, risers and landings

Railing

Painted M.S. handrails and balustrades

Wall Finishes

Oil bound distemper on plaster

ROOF

PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent)

DOORS

Main Entrance Door

Polished hardwood frame with polished flush door shutters

Internal Doors

Painted hardwood frame with painted flush doors

Hardware

Locks, handles and knobs (Mortise and cylindrical locks) from reputed makes and brands. High quality steel / brass hardware

Windows and External Glazing

Powder coated aluminum Frame or uPVC frame windows with clear glass

EXTERNAL WALL FINISHES

External grade anti fungal / anti algal paint from reputed makes and brands

ELECTRICAL WIRING AND INSTALLATIONS

Fixtures and Fittings

IS compliant modular switches / sockets, distribution boxes and circuit breakers from standard makes and brands

Wiring

IS compliant copper wiring in concealed conduits

Adequate provision for light points, fan points, receptacles and power points in all rooms

Electrical points for exhaust fans in kitchens and toilets

Electrical points for Air-conditioners provided in appropriate

locations in Bedrooms and Living room

PLUMBING

Overhead PVC water storage tanks for water supply

IS compliant CPVC water supply pipes with standard valves and accessories

IS compliant PVC waste pipes and traps

KITCHEN CABINETS

The owner shall be provided with fully furnished modular kitchen in well finished particle board cabinets complete with all the hardware including chimney and hob

400 sq yards* GROUND FLOOR PLAN



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Saleable Area: 1915 sq ft**

Plot Area: 400 sq yards*

**1 sq ft = 0.092903 sq mts

400 sq yards* FIRST FLOOR PLAN



Shared Wall

Shared Wall

Saleable Area: 1915 sq ft**
Plot Area: 400 sq yards*
**1 sq ft = 0.092903 sq mts

400 sq yards* SECOND FLOOR PLAN



Saleable Area: 1355 sq ft**

Plot Area: 400 sq yards*

**1 sq ft = 0.092903 sq mts

Street View – Aster Floors



Side Elevation – Acacia/Laurus Floors



Front Elevation – Aster Floors



Front Elevation – Acacia/ Laurus Floors

