





FOR  
IMMEDIATE SALE  
CONTACT  
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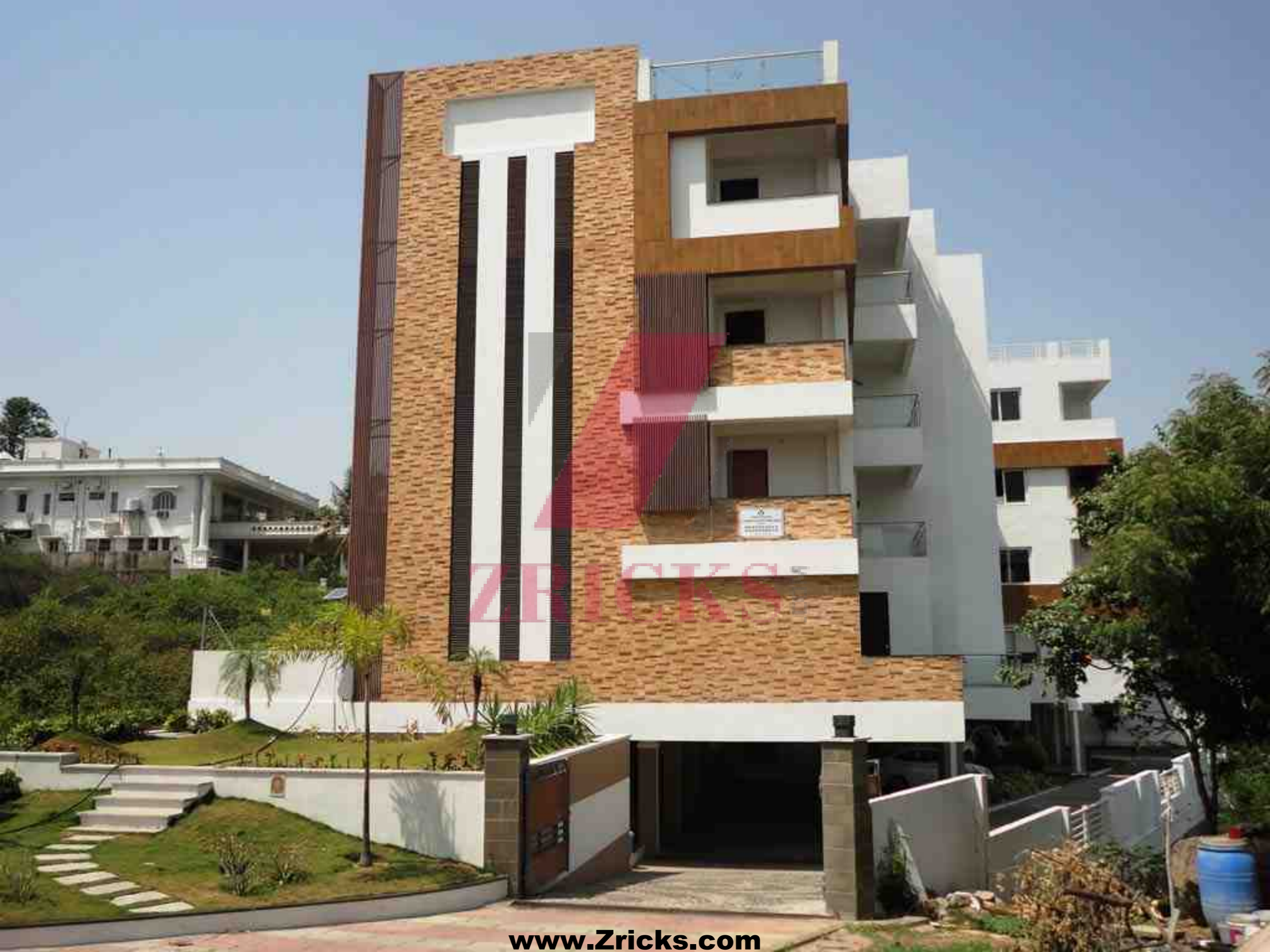
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TYPICAL FLOOR PLAN

AREA STATEMENT

FLOOR	80%		20%		TOTAL	
	FLAT-1	FLAT-2	FLAT-1	FLAT-2	FLAT-1	FLAT-2
TYPICAL	2479.82sqft	2708.81sqft	817.79sqft	877.40sqft	3098.89sqft	3387.01sqft





## SPECIFICATIONS & AMENITIES

<b>FOUNDATION &amp; STRUCTURE</b>	RCC Framed Structure ,to with stand wind and seismic loads for zone – II .
<b>SUPERSTRUCTURE</b>	Clay brick or Fly ash brick work in cement motor.

## PLASTERING

<b>Internal</b>	Double coat cement plastering of 18 mm thick finished with luppum.
<b>External</b>	Double coat sand faced cement plastering 18 mm thick .

## JOINERY WORKS

<b>Maindoor</b>	Teak wood frame with teak wood shutter One shutter finished with melamine matt polish fixed with good quality hardware.
<b>Internal Doors</b>	Teak wood frame and Masonite flush shutter Finished with melamine matt polish and fixed with good quality hardware .
<b>Windows</b>	UPVC glazed tinted glass sliding door with bucks shutter standard hardware.

## PAINTING

<b>Internal</b>	Two coats of Premium quality plastic emulsion paint over two coats of luppum.
<b>External</b>	Premium quality texture painting.
<b>Parking Area</b>	Oil bound distemper over two coats of luppum .

## FLOORING

<b>Dining &amp; Living</b>	Italian Marble Flooring of Rs. 250/- per sft( including laying & polishing ).
<b>Master bedroom &amp; other rooms</b>	Wooden Flooring of Rs. 100/- per sft will be provided ( including laying & Finishing).
<b>Kitchen</b>	Granite Flooring /Vetrified tiles Rs. 100/- per sft ( including laying & Finishing ) .
<b>Toilets</b>	Best quality acid resistant , Anti skid designer Tiles.
<b>Parking</b>	Cement based Designer Tile Flooring
<b>Staircase</b>	18 mm thick Granite Flooring as per design .

## TILE CLADDING & DADOING

<b>Toilets</b>	Best quality Acid resistant Designer tiles dado upto 7 ft ht in ( Khajaria / Johnson /RAK or equivalent .
<b>Kitchen</b>	Ceramic tiles dado upto 4 ft ht. above kitchen Platform .
<b>Utility/ Wash</b>	Glazed ceramic tiles dado upto 4 ft ht.

## FLASE CEILING

Plaster of Paris ( POP) False ceiling will be provided for the entire Flat except for the Balconies .

## KITCHEN PLATFORM

Black Granite platform with ploy marble carousal sink with bore & municipal water connection.

Provision for cabinets and exhaust fan & Chimney.

## TOILETS ( all toilets to consists of )

Granite counter washbasin/ or equivalent .

Wall mount water closet with flush tank TOTO / Hindware or equivalent .

Hot and cold wall mixer with shower.

Solar water Geyser in all the bathrooms .

All fixers are C.P. coated from Jaquar/TOTO or equivalent .

## ELECTRICAL ( Concealed copper wiring of standard make )

Power outlets for A/Cs in halls & Bedrooms.

Power outlets for geysers in all bathrooms.

Power plug for cooking range chimney . refrigerator , micro oven mixer grinders in kitchen .

Plug points for TV & Audio system etc

3 - Phase supply for each unit and individual meter boards Miniature circuit breakers ( MCB) for each distribution board.

## TELEPHONE

Telephone provision for all bedrooms , drawing and living .

Intercom facility to all the units connecting security .

## AIR- CONDITIONING

ACs of will be provided for all bedrooms. Living . Dining. Drawing of Diakin / O- General

## CABLE TV

Cable provision for all bedrooms and living room & Home theatre room .

## LIFTS

V3F technology lift of Johnson / Kone / Shindler or equivalent Make with 10 passenger capacity will be provided .

## GENERATOR

Stand by Generator for Lift and the common area lights and inside the flats 5 Amps,10 Points will be provided