

GROUND FLOOR

Highlights

- Forest-Themed Jogging Track
- Zen Pond
- Plantations
- Pergola
- Children's Play Area and Basketball Hoop



KITCHEN

- Utility: Hot & Cold water mixer with electric point for the washing machine
- Piped gas supply into kitchen with individual meters (subject to obtaining of regulatory clearances)

UTILITY

- Ceramic tile dadoing
- Basement flooring in vdf

WASHROOM

- Water closets: All bathrooms provided with wall hung EWC of Duravit / Kohler or equivalent make
- Hot and cold mixer of Kohler / Grohe or equivalent make for shower and Basin Mixer for washbasin in toilets
- Dadoing up to false ceiling level
- Undercounter washbasin in master toilet
- Hydropneumatic system for toilets per unit to have sufficient water pressure



RESIDENTIAL units

- Interior: Plastic emulsion for internal walls and ceilings
- Exterior: Water resistant texture paint
- Flooring: Living / dining / guest bedroom - good quality vitrified tile; Master bedroom - Wood finish vitrified tile / laminated wooden flooring
- Ceramic tiles high skirting for all other balconies / terrace / sit outs
- All toilets will have good quality ceramic tile for flooring and cladding up to false ceiling
- Kitchen: 2*2 anti-skidding vitrified tiles; Glazed tiles above the counter up to a height of 2 ft



DOORS and WINDOWS

- Frames: All door frames shall be made of good quality hard wood
- Bathroom doors to be water-resistant flush type
- Door Shutters: All door shutters shall be in solid core flush; 3 track UPVC / anodized aluminium frame with clear glass and mosquito mesh shutters; Living room and master bedroom balcony windows would be foldable and all others would be sliding
- Finish: The internal door shutters and frames shall be provided with a melamine matte finish
- Hardware: All hardware shall be in brush finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make. All other doors will be provided with door bolts and a mortise lock or tubular / cylindrical lock
- Door Stoppers: Magnetic / concealed door stopper of good quality make shall be provided for the main door and bedroom doors



GENERAL specifications

- RCC framed structure
- Concrete solid block masonry (internal / external)
- Good quality vitrified tile for lobby; Staircase treads & landing and skirting in granite
- Gyp board false ceiling and concealed lighting for ground floor lift lobby area

FIRE SAFETY and SECURITY SYSTEM

- Security system like intruder alarm, gas leak detector and video surveillance
- Centralized security system with audio / video surveillance to control the movement of vehicles / visitors / guests in the property
- Sprinklers in basement
- Fire duct in each lobby along with external yard hydrants

ELECTRICAL

- Power: 5 KVA shall be provided for 3 bed units, 4 KVA for 2 bed units and 3 KVA for one bed unit
- Wiring: All wiring shall be of Finolex / Havells or equivalent make, concealed in 19mm diameter, 2mm thick PVC conduit
- Earthing: 1/18 Copper wire shall be used for earthing using the loop system; One earth leakage circuit breaker and MCB shall be provided in each unit
- Switches: All switches shall be of MK / Crabtree or equivalent make

GREEN living

- Designed for IGBC Green Homes Gold Certification
- Optimized water consumption as per National Building Code recommendation
- Water drainage & rain water harvesting as per KSPCB / BWSSB / MOEF
- Solar power lighting and backup for each home (sufficient for basic requirements like fans, LED lights, mobile charging and TV) and lifts and common amenities
- Zero water discharge project
- Garbage composting system

TELEPHONE and DATA CONNECTION

- TV outlets in all bedrooms & living room
- Telephone point in master bedroom & living room
- Broadband connection and intercom facility for each unit and clubhouse and common areas



LANDSCAPING

- Soil: Good quality soil and sand mixture with manure shall serve as the base layer for landscaping
- Irrigation: Sprinklers and a drip irrigation system shall be provided for landscaped areas
- Soft Landscaping: Grass, shrubs, bamboo etc., shall be provided



VALUE ADDED services

- FTTH cable system for all homes to support broadband for playing high-end consoles
- Centralized DTH system with option to subscribe any DTH service provider of your choice (from the available pool)
- Hi-speed broadband connections for all homes and common areas
- Reticulated gas pipe system for LPG (subject to obtaining of regulatory clearances)
- Solar power lighting for all homes

At additional cost:

- Complete home automation

UNIQUE FEATURES

- Premium units are provided with a large open-to-sky deck
- Maximum ventilation / natural light ensured in each residential unit
- Bay windows are provided in the second bedroom
- Privacy between apartments of adjoining blocks 3 and 4
- 3 lifts in the individual blocks including 1 service lift capable of taking stretcher for medical exigencies (13 passenger capacity)

UTILITIES / services

- Backup Power: 100% backup power shall be provided to the common area lighting, pumps, motors, etc., and 0.400 / 0.600 / 0.750 KVA solar power backup for 1, 2 and 3 BHK apartments
- The generators have acoustic enclosures and an AMF panel with an automatic change-over switch
- Rainwater Harvesting: Percolation pits provided for rainwater harvesting
- Sewage Treatment: A tertiary sewage treatment plant shall be provided with separate plumbing for the use of recycled water in landscaping and flushing systems
- Elevators: 13 passenger capacity elevator shall be provided with automatic doors and good quality finish inside the cabins;
Elevators shall be provided with multi-beam sensors for door operation and down collective system