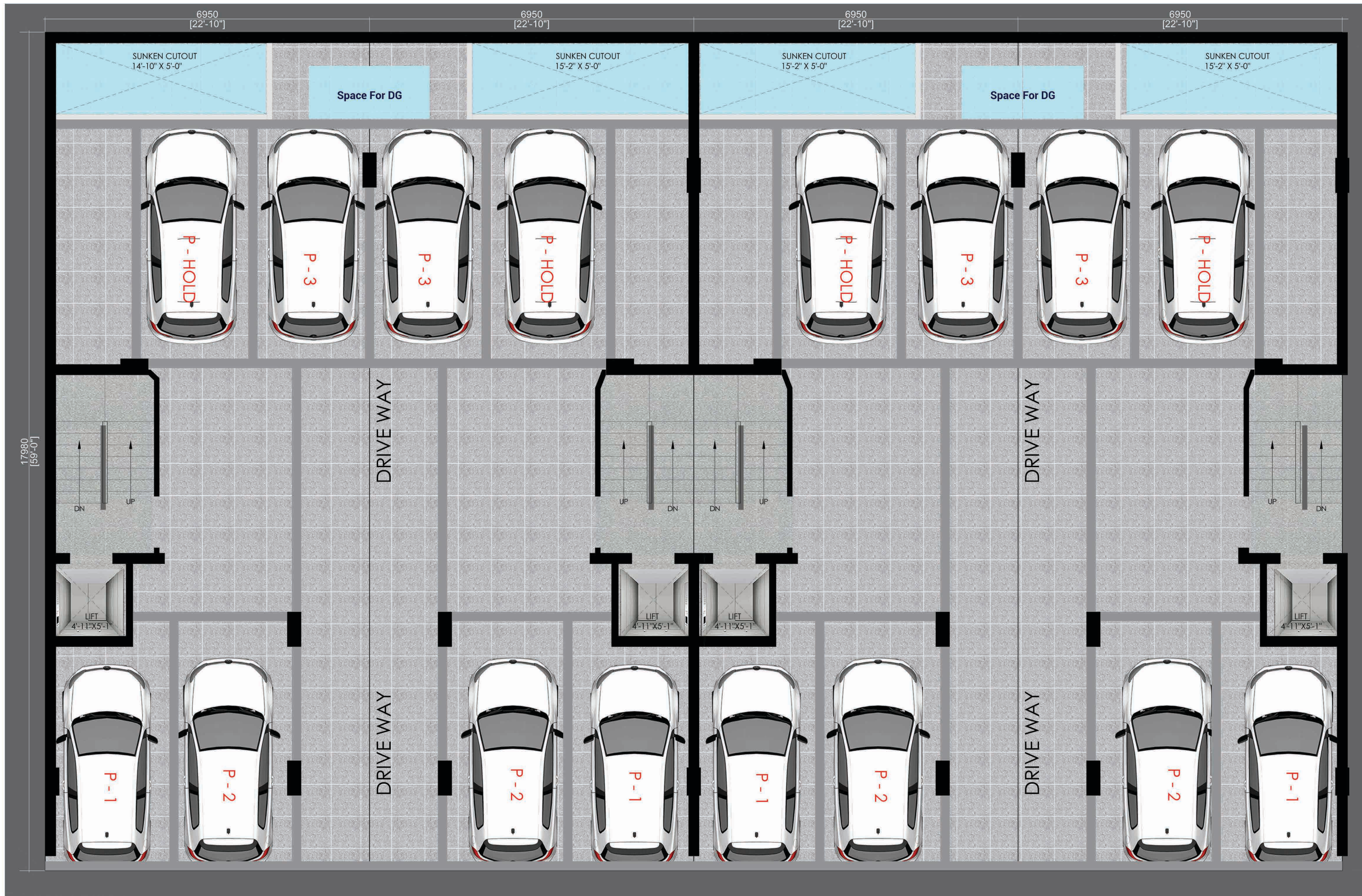


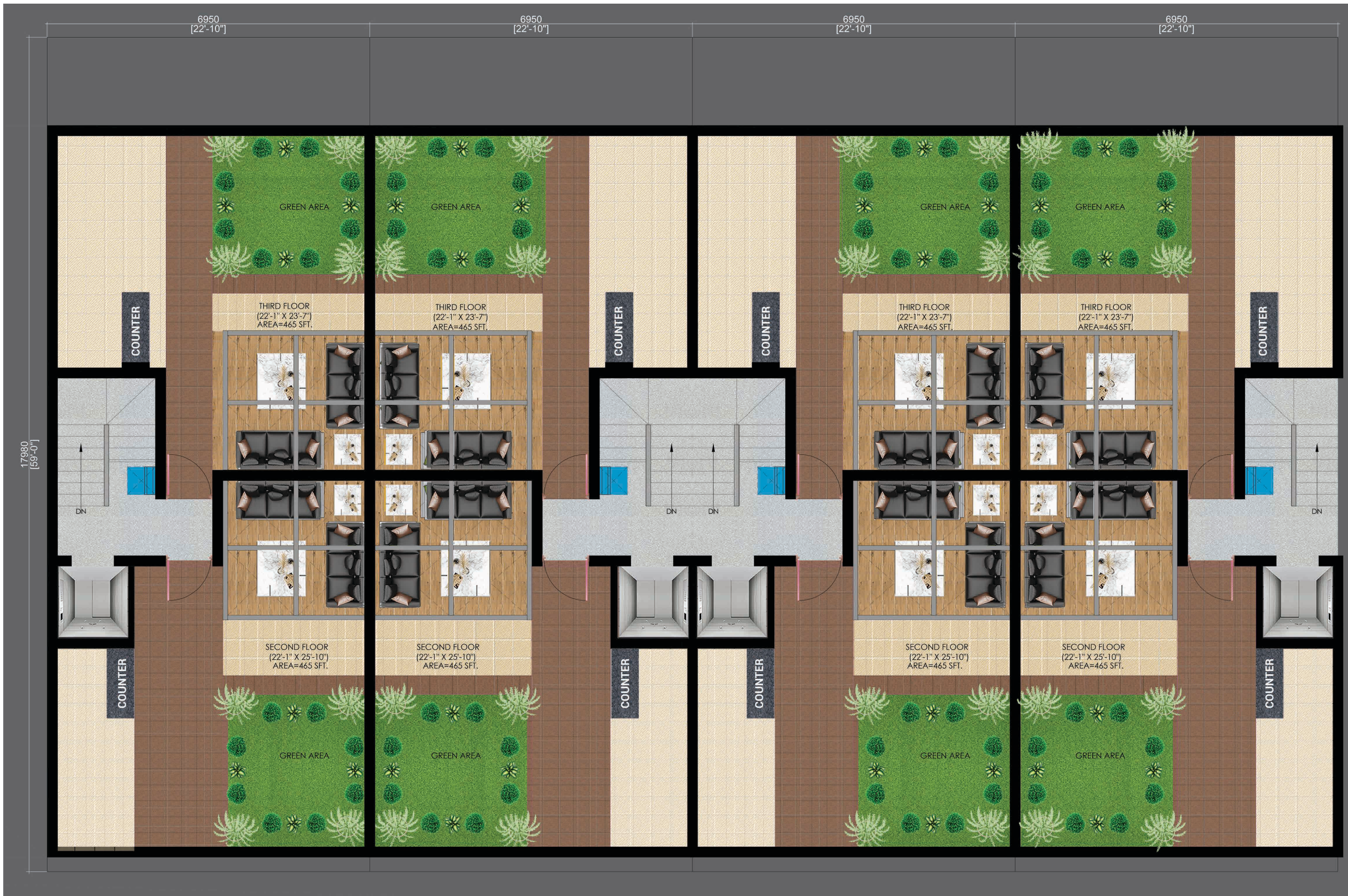
PLANS  
&  
SPECIFICATIONS

— Sector - 35, South Gurugram —









# SPECIFICATIONS : SEC -35, SOUTH GURUGRAM

<b>STRUCTURE</b>	<b>Steel Grade</b> - Fe500 or Fe550D; <b>Cement</b> - (Ultratech / J.K Lakshmi or Equivalent); <b>Use of All ready-mix concrete (RMC)</b> - M25/M30 Grade; 1 <sup>st</sup> Class Red Bricks/ Flyash Bricks for all walls. AAC Blockwork in Stilt area and partition walls between units.
<b>FLOOR FINISHES</b>	Drawing room/Lobby, Kitchen - Imported marble Bedroom - Vitrified Tiles Bathrooms - Vitrified Tiles at walls and floor (24"x48" & 24"x24") designed in combination. Balconies - Vitrified Tiles (16"x16") Staircase - Granite Stilt Parking – Parking Tiles (16"x16")
<b>WALLS</b>	Wall moulding in Drawing room.
<b>KITCHEN/ WARDROBES</b>	Modular Kitchen with imported fittings finished in High end Laminates; Quartz Counter top; Tiles (24"x48") on walls up-to 2' above counter top; Appliances: Hob and Chimney (KAFF, Glen, Hindware, Elica or Equivalent). Wardrobes and TV Units in Bedrooms finished in High end Laminates as per Wardrobe & TV Unit design.
<b>CEILINGS &amp; PAINT</b>	POP False ceiling in all Bedrooms, Lobby, Drawing room, Dining Area and Kitchen; POP punning/Gypsum plaster on walls; Plastic Emulsion paint on internal Walls and Ceiling (Berger or equivalent); Weather shield Exterior paint on External Façade (Berger or equivalent). Rustic paint at stilt floor walls and Plastic Emulsion paint at ceiling (Berger or equivalent). 2' x 2' grid false ceiling in toilets.
<b>DOORS</b>	External Doors and Windows - UPVC Profile (without Pleated mesh) with 6mm toughened Glass. Internal Doors – Laminate cladded Flush Door; Door frames and Architrave– Laminate; Door Hardware in SS Matt finish (Dorset, Harrison or Equivalent); Electronic lock on main door (Dorset, Hawkvision or Equivalent).
<b>LIFT</b>	4-6 Passengers by reputed Elevators brand.
<b>ELECTRICAL</b>	PVC Conduits (Astral/Polypack/AKG/Setia/Anchor); Wiring (KEI/Polycab/Havells Standard/Anchor); MCB (Havells Standard/Anchor/Hager or Equivalent); Socket & Switches (Panasonic /Havells /Anchor or equivalent); Ceiling fans in All Rooms and Lobby, Exhaust fans in all Bathrooms (Havells Standard/Anchor or equivalent); LED Lighting in Coves and Downlighters; Designer Chandelier in Drawing room; 25L Geysers in all Bathrooms and 3L Geysers in Kitchen (Havells Standard/ Racold/ Anchor or equivalent). Provision of Air Conditioning system in Living/Dining, Bedrooms. Provision of Refrigerator & Washing Machine (in balcony). 4 nos. Split AC of adequate capacity of reputed brand. Providing DG for power backup on additional cost. Electric Car Charging Point for each floor. Wi-Fi Provision at each floor & terrace. Sensor lighting in staircase lobby.
<b>TOILETS</b>	Mirrors over Vanities of Washrooms; Glass Partition in Shower area; WC, Washbasin (Jaquar/American Standard or Equivalent), Faucets (Jaquar/Grohe or Equivalent); Cisterns (Jaquar/Grohe or equivalent). Granite at vanity Counter top. Vanity in Toilets finished in High end Laminates as per Vanity design.
<b>PLUMBING</b>	UPVC/CPVC Pipes (Hindware Truflo/Astral/Supreme/ Apollo/Fusion/Prince/Finolex or Equivalent); UG water pump for each floor separately. Under Ground tank for each floor of ~1000L and overhead tank of 1000L (Hindware Truflo/ Vectus or equivalent).
<b>RAILINGS</b>	Front Balcony railing in Wrought/Cast iron. Rear Balcony in MS.
<b>SECURITY</b>	Video Door Phone (VDP) connected with Stilt floor door; Provision of CCTV cameras in stilts.
<b>ELEVATION</b>	Designer Elevation as per latest designs.
<b>AUTOMATION</b>	Automation of 1 circuit of Lights in Drawing room and 1 Bedroom in Front. Automation of Curtain in 1BR in front.
<b>STILT FLOOR</b>	Floor: - Parking Tiles Walls: - Tile cladding at lift door wall. Rustic paint at walls and Plastic Emulsion on Ceiling (Berger/Asian/Nerolac or equivalent).
<b>TERRACES</b>	Floor: - Anti-skid floor tiles (16x16") Designed in combination. Walls: - Weather shield Exterior paint (Berger/Apex or equivalent). Covering of pipes (Ring line at Parapet wall) at Terrace in Shera/Bison Board finished in paint. Lights at Parapet wall. Provision of Wi-fi.
<b>BASEMENT</b>	Matt Finish Tiles at floor (24"x48") Plastic paint at walls and ceiling (Berger/UltraTech or equivalent). ceiling fan and light. Provision of Air Conditioning & Wi-fi.
<b>DISCLAIMER</b>	<ul style="list-style-type: none"> <li>Marble/Granite being natural material have inherent characteristics of color and grain variations.</li> <li>Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations may be necessary during construction.</li> <li>The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard.</li> <li>Horizontal Plumbing/Electrical pipes will run below beam in Basement. Basement Height will be less at areas where pipes are running.</li> </ul>