

Advanced Building Specifications

Building Structure

RCC framed building designed as per IS Codes.

Electrical System, Elevator, Gas & Water Supply

• Power load – 3 Phase meter for each flats

Elevators configuration

- 2 High speed elevators in each wing & additional goods lift for tower A & B
- Each lift with 10 – 12 passengers capacity

Water

• Municipal water supply and boring

Internet

• High speed WiFi system in reception and amenities area

Supply of Gas

• Gujarat gas connection point for kitchen and geyser use

Sewage System

• PVC pipes in underground as well as in concealed drainage system as per details given by MEP consultant

Electricity

• Electrical supply by GEB

Power Backup

• Common Infrastructure Facilities

Security System

• C.C.T.V in entrance foyer located at ground floor & connected with video door phone + intercom facilities. common area parking, terrace etc. under CCTV surveillance

Fire Safety

• Fire safety as per GDPR norms and execution as per details given by fire consultant.

Internal Common Area Finishes

Foyer

• Double height entrance foyer finished with Italian/ Imported Marble and granite/granite cladding and flooring

Lift Cladding

• Granite and granite stone wall cladding on each floor near lift entrance.

Main Door

• Teak Wood

Main Elevation Facade Railing

• SS and Glass

Staircase

• Granite stone flooring on staircase and landing and SS finished hand rails.

External Building Finishes

Terrace

• Water proofing in terrace with chemical & china mosaic or ceramic tiles flooring

Plaster

• Double coated and sand faced / roller finished plaster, finished with texture above and combination of granite/tiles/terracotta dry cladding.

Road Network

• RCC, Tri mix (VDS) / Paver of branded quality having finish of sand blast granite chips.

Brands

Ceramic Fittings

Kohler/ American Standard / Vitra/ Duravit

Electric Wiring

RR Kabel / Finolex / Polycab / Havells

Bath CP Fittings

Kohler/ Vitra / Grohe

Plumbing

Supreme / Astral / Finolex / Flow guard

Elevators

Mitsubishi Electric / OTIS / KONE / Schindler

LEGAL DISCLAIMER :

*All dimensions are approximate, average and unfinished.

*All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.

*# All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.

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TERMS & CONDITIONS :

* Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, SMC expenses, gas line expenses, society formation & registration expenses, society maintenance charges from the date of BUC etc. shall be borne by the purchaser. * TDS, GST & other taxes levied in future will be borne by the purchaser. * Any additional charges or duties levied by the government / local authorities during or after the completion of the project like SMC tax, I.C. etc. will be borne by the purchaser. * In the interest of continual developments in design & quality of construction, developer reserves all the rights to make any changes in the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. * Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project. * Any RCC member (beam, column & slab) must not be damaged during the interior work. * Low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wire/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces. * Common passages / landscaped areas are not allowed to be used for personal purpose. * Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will have to be accepted by all the members of the society. * Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession. * SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier. * Document registry is compulsory before possession. * If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.