



Floor Plan



Features as unique as you are

We never forget that our clients are individuals with distinct tastes and lifestyles. We believe that we are perhaps the only firm who help our clients customise every last detail to create what is truly their dream space. In line with this philosophy of customer orientation are our innovative Projects. Targeted at people who want homes of quality without the bother. Everything is customised of course, and owners can choose the style, that best suit their lifestyle.

<b>Structure</b>	RCC frame structure with masonry partitions, Wire mesh is provided with double coat plastering on both sides to avoid cracks
<b>Flooring &amp; Tiling</b>	
Drawing	Italian marble provided with 8 coats of polish (mirror polish)
Living/Dining	Premium Indian Marble
Bedrooms	Indian Marble / Laminated wood flooring as desired
Kitchen	12" x 12" glossy terracota coloured vitrified tiles, Glazed tiles above the counter upto a height 2'0"
Bathrooms	Designed as Glamourrooms
Balconies / Terraces	Rustic series tile flooring
Kitchen counters	Premium black granite counter
<b>Sanitary &amp; Plumbing</b>	
Sanitary fittings	Western style, EWC, porcelain wash basin with 32mm CP waste coupling, CP bottle trap of standard make. Detachable Stainless steel cockroach trap with lid. All sanitary fittings shall be of Parryware "Cascade" series of equivalent
Faucets	All faucets shall be CP, heavy body metal fittings of Jaquar or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen. Single lever fittings shall be provided in the master bathroom only
Plumbing	All water supply lines shall be in medium class G.I. pipes (hot water pipes shall be heavy class). Drainage lines and storm water Drain pipes shall be in PVC. All plumbing pressure tested
Kitchen sink	A stainless steel sink with drainboard of 'Franke/Nirali' or equivalent make shall be provided in the kitchen. Granite sink shall be provided in utility
<b>Doors &amp; Windows</b>	
Frames	All window & door frames shall be in Teak wood section
Window shutters	In teak wood sections with 5mm clear float glass
Door shutters	All doors shall be in solid core flush (block board) shutters provided with a natural wood veneer
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, steel hinges and a Godrej lock fixed from the inside. A simple peep-hole shall also be provided in the main door. All other doors will be Provided with door and a mortise lock or tubular/cylindrical lock & a magnetic door stopper
<b>Electrical</b>	
Wiring	All wiring shall be of Finolex/Havels or equivalent make, concealed in 19mm dia, 2mm thick PVC conduct pipes
Earthing	Copper wire shall be used for earthing using the loop system. One Earth Leakage Circuit Breaker and MCB shall be provided in Each apartment. A lightening arrester and earth pits shall be provided with separate earth point for the elevators
Switches	All switches shall be of LK/Crabtree or equivalent make
Fittings & fixtures	6 ceiling fans - white, 48" dia of 'Crompton & Greaves' or equivalent make shall be provided
<b>Generator</b>	2KvA per apartment. The generator shall also provide power to the elevators, pumps and common area lighting. An acoustic Enclosure shall also be provided.
<b>Paint &amp; Polish</b>	
Internal paint	All internal paint shall be premium emulsion in Pearl white.
Steel grills and railing	Steel grills and railing shall be provided with zinc chromate primer & synthetic enamel paint.
Doors & windows	All doors shall be provided with mealmine polish
External finishes	Stone cladding texture and smooth finishes as desired by architect
Woodwork	Enamel paint on both sides
<b>Kitchen</b>	
Cabinetry	Modular Kitchen of reputed make, 90cm electric chimney, 4-burner cooking hob
<b>Elevator/s</b>	Johnson or equivalent Glass lift is provided with external glazing
<b>Facilities &amp; Amenities</b>	Video door phone, Wi-Fi system, solar water heater, Twin car parking, One W.C. & bath on terrace
<b>Air conditioning</b>	Split-AC's in all three Bedrooms and Cassette-AC in Drawing Hall
<b>Land Scape</b>	Designed terrace flooring lifted concrete pots to grow vegetables under water tank, Lily pond in the north east corner of the site

ARIAL VIEW

