




HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

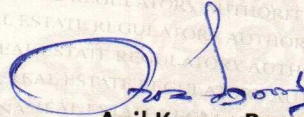
Subject: Revision/ upgradation of specification of construction.

Project: Edenwood Towers – A Group Housing Colony on land measuring 2.662 Acres
in Village Lakkarpur, Sector-39, Faridabad.

Promoters: Ajay Enterprises Pvt. Ltd. 8th Floor, Eros Corporate Tower, Nehru Place, New
Delhi - 110019. CIN No. U74899DL1968PTC004914.

The Haryana Real Estate Regulatory Authority Panchkula (HRERA Panchkula)
has registered the captioned project vide Registration Certificate No. HRERA-PKL-FBD-92-
2019 dated 24.01.2019. The promoters of the project have informed that they have revised/
upgraded the construction specifications, a copy of which is enclosed at 'Annexure-I'.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.07.2019.

Item No. 59.8

Ajay Enterprises Pvt. Ltd. - Request for Revision/ Upgradation of Specification of Construction in the project – Project 'Edenwood Towers' on land measuring 2.662 acres situated in Sector-39, Faridabad.

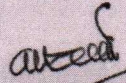
As requested by the promoters, the Authority took note of the revised construction specifications related to the aforesaid project. The Authority further decided that the information sheet related to the upgraded specifications may be uploaded on the web portal of the Authority in consultation with the NIC.

True copy


Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Pkl. for information and taking further action in the matter.




16/7/19

LA (Tarun)

SPECIFICATION OF CONSTRUCTION Dated 30.05.2019**Specification of apartments and other building including the following:**

FINAL SPECIFICATIONS		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	IMPORTED MARBLE /VITRIFIED TILES/ LAMINATE WOODEN FLOORING
2	WALL FINISHING DETAILS	PLASTIC EMULSION PAINTS /OBD/ TILES IN KITCHEN AND MARBLE /TILE IN TOILET
3	KITCHEN DETAILS	MODULAR KITCHEN WITH GRANITE COUNTER / TILES IN KITCHEN
4	BATHROOM FITTINGS	BRANDED COMPANY AS PER DESIGNS
5	WOOD WORK ETC.	NILL
6	DOORS AND WINDOWS FRAME	IVORY TEAK WOOD
7	GLASS WORK	CLEAR GLASS IN DOORS / WINDOWS
8	ELECTRIC FITTINGS	IS COMPLIANCE MODULE SWITCHES / SOCKETS, DISTRIBUTION BOXES FROM REPUTED BRANDS
9	CONDUCTING AND WIRING DETAILS	ELECTRICAL WIRING IN CONCEALED CONDUITS WITH MODULAR SWITCHES(AS/FIRE NORMS)
10	CUPBOARD DETAILS	TO BE PROVIDED
11	WATER STORAGE	WATER SUPPLY THROUGH UNDERGROUND TANKS / SUPPLY LINES/ OVERHEAD TANKS
12	LIFT DETAILS	HIGH STANDARD LIFTS AS PER DESIGN
13	EXTERNAL GLAZINGS	
13.1	WINDOWS /GLAZING	IVORY TEAK FRAMES AND GLASS IN FRAMES
14	DOORS	
14.1	MAIN DOORS	FLUSH DOORS WITH BOTH SIDE VENEER
14.2	INTERNAL DOORS	FLUSH DOORS WITH BOTH SIDE VENEER
15	AIR CONDITIONING	VRV/VRF Central Air Conditioning
16	ELECTRICAL FITTINGS	IS COMPLIANCE MODULE SWITCHES / SOCKETS, DISTRIBUTION BOXES FROM REPUTED BRANDS
17	CNG PIPE LINE	PROVISION OF PIPED GAS SUPPLY
18	PROVISION OF WIFI AND BROADBAND FACILITY	ONLY INFRASTRUCTURE PROVISION FOR WIFI
19	EXTERNAL FINISHING / COLOUR SCHEME	TEXTURED PAINT
20	INTERNAL FINISHING	PLASTIC EMULSION PAINTS/OBD

SPECIFICATION UNIT WISE

FINAL SPECIFICATIONS

1 LIVING / DINING/ FOYER / FAMILY LOUNGE

- 1.1 FLOOR IMPORTED MARBLE
- 1.2 WALLS PLASTIC EMULSION PAINTS
- 1.3 CEILING FALSE CEILING BAND AS PER DESIGN/PAINT

2 MASTER BEDROOM / DRESS ROOM

- 2.1 FLOOR IMPORTED MARBLE
- 2.2 WALLS PLASTIC EMULSION PAINTS
- 2.3 CEILING FALSE CEILING BAND AS PER DESIGN/PAINT
- 2.4 MODULAR WARDROBES TO BE PROVIDED

3 MASTER TOILET

- 3.1 FLOOR IMPORTED MARBLE
- 3.2 WALLS IMPORTED MARBLE/TILES
- 3.2 CEILING GRID CEILING
- 3.4 COUNTERS IMPORTED MARBLE
- 3.5 SANITARY WARE / CP FITTINGS BRANDED COMPANY AS PER DESIGNS
- 3.6 FITTINGS / FIXTURES BRANDED COMPANY AS PER DESIGNS

4 BEDROOMS

- 4.1 FLOOR IMPORTED MARBLE/TILES/LAMINATED WOODEN FLOORING
- 4.2 WALLS PLASTIC EMULSION PAINTS
- 4.3 CEILING FALSE CEILING BAND AS PER DESIGN/PAINT
- 4.4 WARDROBES TO BE PROVIDED

5 TOILET

- 5.1 FLOOR IMPORTED MARBLE/TILES
- 5.2 WALLS IMPORTED MARBLE/TILES
- 5.3 CEILING GRID CEILING
- 5.4 COUNTERS IMPORTED MARBLE/GRANITE
- 5.5 SANITARY WARE / CP FITTINGS BRANDED COMPANY AS PER DESIGNS
- 5.6 FIXTURES BRANDED COMPANY AS PER DESIGNS

6 KITCHEN

- 6.1 FLOOR TILES
- 6.2 WALLS TILES
- 6.3 CEILING PLASTIC EMULSION PAINTS
- 6.4 COUNTERS GRANITE
- 6.5 FIXTURES DOUBLE BOWL SINK, DRAIN BOARD
- 6.6 KITCHEN APPLIANCES MODULAR KITCHEN WITH

7	UTILITY ROOMS / UTILITY BALCONY / TOILET	
7.1	FLOOR	TILES
7.2	WALLS & CEILING	OBD
7.3	TOILET	TILES
7.4	BALCONY	TILES
8	SIT-OUTS (GROUND FLOOR LIFT LOBBY)	
8.1	FLOOR	IMPORTED MARBLE in Ground floor lobby
8.2	WALLS & CEILING	PLASTIC EMULSION PAINT
8.3	RAILING	M.S. RAILING
8.4	FIXTURES	NA