

Standard Specification and Features o. AML (Tower T4,T5,T6, Community Building)

Specifications (# Refer to Disclaimer attached herewith)

Structure		Earthquake Resistant RCC frame structure designed for seismic zone-4. Floor slab to Floor slab height to be 3050 mm. Design approved by IIT / NIT / Equivalent as specified by DITCP, Chandigarh						
Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical	Remarks
1	Living Room & Dining Area	Double charged Vitrified Tiles	Plastered along with coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	UPVC Sliding doors and / or windows with glazing only. Latch shall be provided from inside.	8 Feet height pre-laminated door shutter with brass hardware (Mortice lock, tower bolt, door stopper and magic eye). Door frame to be of hard wood duly polished	N/A	Copper wiring in concealed PVC conduits along with copper pipe & drain pipe for Split AC and modular switches (Refer to Annexure-A).	
2	Master Bedroom	Laminated Wooden, Grade 3.8 mm thk	Plastered along with coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	UPVC Sliding doors and / or windows with glazing only. Latch shall be provided from inside.	7 Feet height moulded skin door shutter painted with enamel paint.Stainless steel / brass hardware (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	N/A	Copper wiring in concealed PVC conduits along with copper pipe & drain pipe for Split AC and modular switches (Refer to Annexure-A).	
3	Other Bedroom(s)	Vitrified Tiles	Plastered along with coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	UPVC Sliding doors and / or windows with glazing only. Latch shall be provided from inside.	7 Feet height moulded skin door shutter painted with enamel paint.Stainless steel / brass hardware (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	N/A	Copper wiring in concealed PVC conduits along with copper pipe & drain pipe for Split AC and modular switches (Refer to Annexure-A).	



Annexure - H1

Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical	Remarks
4	Study Room	Vitrified Tiles	Plastered along with coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	UPVC Sliding doors and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height moulded skin door shutter painted with enamel paint. Stainless steel / brass hardware (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	N/A	Copper wiring in concealed PVC conduits along with copper pipe & drain pipe for Split AC and modular switches (Refer to Annexure-A).	
5	Kitchen	Ceramic Tiles	Ceramic Tiles up to 2 feet above counter, balance area Plaster, Putty and Acrylic Emulsion Paint. Cabinets above and below the counter made of MDF boards with hardware and fittings. Counter shall be of granite.	UPVC, Sliding or Openable doors and windows with glazing only. Latch shall be provided from inside.	7 Feet height moulded skin door shutter painted with Enamel paint. Stainless steel / Brass hardware (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	- Concealed CPVC pipelines for the supply of hot and cold water (without geyser). - SS sink with single bowl and drain board and wall mounted swivel Spout. - Location shall be provided for fixing RO system and as small Geyser. - Plumbing and electrical point shall be provided	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A). Provision for fixing small Geyser, Chimney and RO System will be provided.	
6	Master Toilet	Ceramic Tiles	Ceramic Tiles up to 7 feet height. Balance area Plaster, Putty and Acrylic Emulsion Paint in white colour	UPVC, Sliding or Openable windows with glazing only. Latch shall be provided from inside.	7 Feet height moulded skin door shutter painted with Enamel paint. Stainless steel / Brass hardware (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	- Concealed CPVC pipelines for supply of hot and cold water (without geyser). - C P Fitting and sanitary ware of reputed brand. (Rocca/ Kohler / Jaquar / Grohe or equivalent) - WC with cistern (Rocca/ Kohler / American Standard or equivalent) and health faucet - Granite Counter with Wash basin (Rocca/ Kohler / American Standard or equivalent). - Glass partition in shower area. - Mirror and Towel rail - Location shall be provided for fixing geyser along with plumbing and electrical points	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A). Provision for fixing a small geyser will be provided.	238



Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical	Remarks
7	Toilets	Ceramic Tiles	Ceramic Tiles up to 7 feet height. Balance area Plaster, Putty and Acrylic Emulsion Paint in white colour	UPVC Sliding or Operable windows with glazing only. Latch shall be provided from inside.	7 Feet height moulded skin door shutter painted with Enamel paint. Stainless steel / Brass hardware (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint	• Concealed CPVC pipelines for supply of hot and cold water (without geyser). • C P Fitting and sanitary ware of reputed brand. (Rocca/ Kohler / Jaquar / Grohe or equivalent) • WC with cistern (Rocca/ Kohler / American Standard or equivalent) and health faucet • Granite Counter with Wash basin (Rocca/ Kohler / American Standard or equivalent). • Mirror and Towel rail • Location shall be provided for fixing geyser along with plumbing and electrical points	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A). Provision for fixing a small geyser will be provided	
8	Balcony	Ceramic Tiles	MS Railings duly painted in enamel paint / External texture Paint on walls. Acrylic emulsion paint in white color on the ceiling	Service shaft door shutters made of MS / Ply / Cement board. It may open in balcony	N/A	• Water drainage outlet shall be provided • Water inlet point shall be provided only in the Service Balcony attached with the kitchen	Copper wiring in concealed PVC conduits along with modular switches. Power point for washing machine will be provided in the service balcony attached with the kitchen only (Refer to Annexure-A)	
9	Lifts	1 passenger lifts & 1 stretcher / service lift in each building of reputed make such as OTIS / SCHINDLER / KONE / Thyssenkrup / or similar						
10	Lift Lobbies & Corridor (Typical Floor)			• Flooring in attractive designs of ceramic tiles / vitrified tiles. • Wall to be finished in a mixed pattern of tiles/ stone and texture paint. • Ceiling shall be plastered and a coat of putty duly finished by white color oil bound distemper • Ceiling lights shall be provided. • Window opening in corridor shall be as per direction of the fire department.				



Sl.	Area	Description	Remarks
11	Ground Floor Lobby	• Extra height of lobby. • Waiting lounge for visitors. • Flooring in mix design of marble, granite and tile. (Any one or more) • Wall paneling and false ceiling with lighting. • Reception area • Mail boxes for each flat • Small kids zone	
12	Staircase	• Stone / Tile flooring • MS railing on one side • Walls will be plastered along with putty and painted with oil bound distemper in pastel shade. Ceiling shall be in white color • Staircase shall have wall opening as required by Fire Department • Only Fire staircase shall have Fire Rated Doors as required. • Lighting and signage shall be provided on every floor landing • Garbage chute will be provided in the Main staircase landing / mid landing As per instruction of Fire Department)	
13	External Finish	Building shall be finished in a mix of textured and plain paint.	
14	Electric Connection & Power Back-Up	• Each apartment at our luxury project in Gurgaon shall be provided with suitable 3 phase electricity connections through state electricity Distribution Company. 8 KW for Type - A, 8 KW for Type - B & Type - B1, 6 KW for Type-C. Connection shall be provided based on diversity factors as allowed by the Regulatory Authority. Meter connection charges including cost of meter, deposit, supervision cost and line charges shall be charged separately at the time of offer for possession. Recurring monthly charges shall be extra. • Power back up of 5 KW for Type A (3BR + 3Toilets), 4 KW for Type B (2BR + Study + 2 Toilets), Type B1(2BR + Study + 2 Toilets) and 4 KW for Type C (2 BR + 2 Toilets) and in common areas with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra.	
15	Water Supply	Supply of filtered drinking water through centralized water filtration plant via underground tank and overhead tanks. Till such time supply of drinking water is not provided by HUDRA / Municipal Corporation the Developer shall arrange to provide the same through water tankers. The cost for it shall be borne by all the allottee proportionately in addition to the Common Area Maintenance charges	
16	Additional Features	• Fiber to the floor network (FTTF) ** • Wi-Fi enabled Common Areas ** • Provision for Pipe Cooking Gas supply connection at an extra cost shall be made in each Apartment. Gas supply alongwith pipe cooking gas system maintenance shall be outsourced to a third party specialised vendor. Allottee shall be billed by the authorised gas vendor for recurring gas consumption as per his monthly consumption alongwith a fixed monthly cost for monthly maintenance by the Vendor. Please note supply of Gas facility may not be available until 50 % of the Apartments are occupied in Phase I (Tower T1, T2, & T3) of the Project ** • Pre Paid Electric Meter and Billing System shall be installed. Meter cost, Connection charges, Recurring user charges shall be paid extra by the allottee • Provision for DTH (Television / Broadband) service shall be provided. Subscription and user charges to be paid directly to the Service Provider. • Surveillance with CCTV cameras on the periphery of the complex, main entry and exit, lower basement lobby level, basement ramps, tower ground floor entrance lobby levels and lifts.	

** Extra charges as applicable



Features

Sl.	Area	Description	Remarks
1	Club House	• Air-conditioned Club • Lounge and Cafe with seating and TV • Spa with facilities for Steam, Jacuzzi • Gymnasium • Banquet Hall cum Badminton court • Guest Rooms * (Provided in one tower) • Indoor Games Room with Table Tennis, Pool table, Billiards table and Carom • Indoor kids play zone • Home Theatre	
2	Sports Facility	• Lawn Tennis courts (1 Nos.) • Squash court (1 Nos.) • Outdoor Swimming Pool and Kids Splash Pool • Outdoor Basket Ball court (Half court) • Outdoor kids play area with Swings and Slides.	

* Pay per use charges applicable



Disclaimers for Specifications & Features

For Natural Materials (Wooden elements / Stone elements)

1. Door Frames : Door frames are made of solid hard wood. Solid hard wood, being a natural material will vary in texture, knots and would have seasonal behavior depending on the ambient temperature. Expansion and contraction is inherent to hard wood and may lead to minor surface cracks.
2. Granite/ Marble/ Sandstone : Granite/ Marble / Sandstone being natural material will vary in texture and colour. Over a period of time discoloration can happen. Stone being porous in nature will absorb fluid if any fluid spillage is not removed quickly. Stone may develop crack on impact with heavy equipment, sharp object etc. Polishing on the stone is done using artificial polishing agents and shall wear off due to usage in due course of time. It requires regular proper maintenance for maintaining polish.
3. Wall and Ceiling Cracks: Due to large temperature variance between summer months and winter months expansions and contraction takes place in concrete and brick work. Due to such movements, sometimes surface cracks would appear in the walls at the junction of RCC members and Brick masonry. Such cracks could appear despite taking all engineering precautions.
As per structural design principles, structures are allowed to deflect in different allowable loading/atmospheric/ground settlement/seismic parameters. Since masonry and RCC members behaves differently in such situations, therefore hair cracks in different components of the building are inevitable. These cracks are more visible in plastered surface of the masonry work. While conventionally recognized precautionary measures will be undertaken diligently but complete disappearance of such cracks cannot be ascertained
4. Normal wear & tear: Equipments and products within the apartment and /or within the Complex will face natural wear and tear over a period of time due to usage. If such usage is more than what is prescribed by the manufacturer/ vendor of such products, then the rate of deterioration/ degeneration would be faster. The Developer is not a manufacturer of such products directly and hence depends on the warranty provided by the manufacturer/ vendor of such products. The warranty on all such products/ equipments/ materials shall be the warranty provided by the original equipment manufacturer only.
5. Vitrified tiles and Ceramic Tiles : Tiles are sourced from the tile manufacturing Companies of national repute. Tiles consist of, among other things, natural sand, silica and soil. Colouring agents are used for providing different colours, shades and patterns to the tiles. Variation in colour is inherent in the tile making process. Tiles are 8-10 mm thick and can develop cracks upon impact with heavy or sharp objects.
6. Door Shutters : Door shutters are hollow core door shutters. The frame of the shutter is made of hard wood such as rubber wood, Canadian pine or similar. The central part of the frame is filled with either tubular board made of compacted wood particles of medium density or pieces of wood. Thereafter the top moulded skin is pasted in a factory process. The shutters will have a tendency to bulge if water seeps inside and can crack on heavy impact which may happen due to a forceful banging of the shutter or if proper door stopper is not utilized.
7. Wall : No tiles behind/below kitchen cabinets, Wall surface above the false ceiling may be left in its original bare condition.



8. External Paints : External plastered surface of the buildings are painted of suitable quality as decided by the Architects. Paints are manufactured product from chemicals and specific grade of minerals/natural stone product. After application this paint is exposed to weatheric conditions. Ultra violet ray and weatheric conditions will affect life and sheen of the product and also would cause damages to the expected/designed protective properties of paints. Therefore, periodic maintenance including redoing of paints would be inevitable.
9. Air Conditioning System : Provision for Air Conditioner or fixing of window/split air conditioner in drawing dining area & bedrooms are being provided. For Split A/C assigned spaces are earmarked on the elevation of the building for ease of access and to create uniformity for aesthetic purpose.
10. Glass : Glass, plain/clear/frosted, is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities are not avoidable with quality checks and balances.
11. Design Experts : Professionally qualified practicing consultants in the field are deployed to design different functions in compliance to applicable norms and guidelines. These functions are a) Architecture b) Structure c) Plumbing d) Landscape e) Fire Fighting and c) Power & Electrical. Design parameters set by such experts and applicability of their drawings and decisions are treated as final.
12. Brick work, plaster and application of putty/POP over plastered surface are manual activities. Hence, despite all quality process in the job, undulation, out in plumb to certain extent cannot be avoided completely.
13. While every reasonable care has been taken in preparing this brochure and in constructing the models and show flats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are Subject to final survey.
14. All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Agreement to sell shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made Prior to the signing of the Agreement to sell and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.

