

Standard Specification and Features of Tower - Phase-1 (Tower T2, T3, T4, T5)

Specifications (Refer to disclaimer attached herewith)

Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Airconditioning	Plumbing	Electrical	Remarks
Earthquake Resistant RCC frame structure designed for seismic zone-4. Floor slab to Floor slab height to be 3150 mm. Design approved by IIT / NIT / Equivalent as specified by DTCP, Chandigarh									
1	Living Room & Dining Area	Impressed Marble	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	UPVC, Sliding or Operable doors and windows with glazing only. Latch shall be provided from inside.	8 Feet height pre-laminated door shutter with brass hardware (Metric lock, door stopper and magic eye). Door frame to be of teak wood / hard wood duly polished	1.5 Ton Wall-mounted Split AC in Living Room & Dining Area each • Air conditioners of a nationally reputed brand. • Outdoor unit of split Air conditioners shall be fixed on the outer walls of balconies or shaft or ceiling as suitable	N/A	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).	
2	Master Bedroom	Laminated Wooden	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	UPVC, Sliding or Operable doors and windows with glazing only. Latch shall be provided from inside.	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish (Metric lock, door stopper, door frame to be of hard wood duly polished or painted)	1.5 Ton Wall-mounted Split AC • Air conditioners of a nationally reputed brand. • Outdoor unit of split Air conditioners shall be fixed on the outer walls of balconies or shaft or ceiling as suitable	N/A	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).	
3	Other Bedroom(s)	Laminated Wooden	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	UPVC, Sliding or Operable doors and windows with glazing only. Latch shall be provided from inside.	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish (Metric lock, door stopper). Door frame to be of hard wood duly polished or painted	1.5 Ton Wall-mounted Split AC • Air conditioners of a nationally reputed brand. • Outdoor unit of split Air conditioners shall be fixed on the outer walls of balconies or shaft or ceiling as suitable	N/A	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).	
4	Study Room(s)	Laminated Wooden	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	UPVC, Sliding or Operable doors and windows with glazing only. Latch shall be provided from inside.	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish (Metric lock, door stopper). Door frame to be of hard wood duly polished and painted	1.5 Ton Wall-mounted Window / Split AC • Air conditioners of a nationally reputed brand. • Outdoor unit of split Air conditioners shall be fixed on the outer walls of balconies or shaft	N/A	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).	

Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Airconditioning	Plumbing	Electrical	Remarks
5 Domestic Staff Room	Ceramic Tiles	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in paint shade.	UPVC, Sliding or Operable doors and windows with glazing only. Latch shall be provided from inside.	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish (Monitor lock, tower bolt, door stopper). Door frame to be of hard wood duly polished and painted.	N/A	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).	
6 Kitchen	Vitrified / 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. Hob and Chimney will be provided.	UPVC, Sliding or Operable doors and windows with glazing only. Latch shall be provided from inside.	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish (Latch and door stopper). Door frame to be of hard wood duly polished and painted.	N/A	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A). Provision for fixing small Geyser and RO System will be provided.	
7 Master Toilet	Ceramic Tiles	Ceramic Tiles up to Ceiling height. The Ceiling shall be of Acrylic Emulsion Paint in white colour.	UPVC, Sliding or Operable windows with glazing only. Latch shall be provided from inside.	8 Feet height pre-laminated or painted door shutter with hardware in SS finish. (Latch, tower bolt, door stopper). Door frame to be of hard wood duly painted.	N/A	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).	



Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Airconditioning	Plumbing	Electrical	Remarks
8 Toilets	Ceramic Tiles up to Ceiling height. The Ceiling shall be finished with Acrylic Emulsion Paint in white color.	UPVC, Sliding or Operable windows with glazing only. Latch shall be provided from inside.	8 Feet height door shutter with hardware in SS finish. (Latch, tower bolt, door stopper) Door frame to be of hard wood duly painted	N/A	- Concealed CPVC pipelines for supply of hot and cold water (without geyser). - C.P. Fitting and sanitary ware of reputed brand (Roca/ Kohler / Jaquar / American Standard/ Hindware or equivalent) - Floor mounted WC with ceramic cistern. - Granite counter with Wash Basin - 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).	
9 Domestic Staff Toilets	Ceramic Tiles up to 7 feet height. Balance area will be plastered and a coat of Putty finished with Acrylic Emulsion Paint in white color.	UPVC, Sliding or Operable windows with glazing only. Latch shall be provided from inside.	Flush door shutter duly painted with Anodized Aluminum hardware. Door frame to be of hard wood duly painted	N/A	- Concealed PPR pipelines for hot and cold water supply (without geyser). - C.P. fittings and Sanitary ware of standard make. (Parryware or equivalent) - Mirror and towel rail shall be provided - Floor mounted WC with PVC cistern - Location for fixing geyser along with plumbing and electrical points.	Copper wiring in concealed PVC conduits along with modular switches. (Refer to Annexure-A)	
10 Balcony	External texture Paint on walls - Acrylic emulsion paint in white color on the ceiling	Service shaft door shutters made of MS / Ply / Cement board may open in balcony	N/A	N/A	- Water drainage outlet shall be provided - Water inlet point shall be provided only in the Service Balcony	Copper wiring in concealed PVC conduits along with modular switches. Power point for washing machine will be provided in the service balcony only. (Refer to Annexure-A)	
Sl.	Area	Description					Remarks
11	Lifts	2 passenger Lifts & 1 service lift in each building of reputed make such as OTIS / SCHINDLER / KONE / or similar					
12	Lift Lobbies & Corridor (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.					

	Description	Remarks
13	Ground Floor Lobby	• Extra height of lobby with Air conditioning. • Waiting lounge for visitors. • Flooring in mix design of marble, granite and tile. • Wall paneling and false ceiling with lighting. • Reception area. • Mail boxes for each flat.
14	Staircase	• Store / Tile flooring. • MS railing on one side. • Walls will be plastered along with putty and painted with oil bound distemper in pastel shades. 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 / mud landing.
15	External Finish	Building shall be finished in a mix of textured and plain paint.
16	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. KW for Type - A, KW for Type - B, 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. Remaining monthly charges shall be extra. • Power back up of 5 KW for Type A (2BHK + Study + 2 Toilets), 7 KW for Type B (3BHK + 3 Toilets) and 9 KW for Type C (3 BHK + 3 Toilets + Study/SQ + Toilets) and in common areas with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra.
17	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 HUDA / 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.
18	Additional Specifications	• Video door phone cum intercom shall be provided in all apartments. • Filter to the fume extract (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 along with pipe cooking gas system maintenance shall be outsourced to a third party specialist vendor. Allottee shall be billed by the authorized gas vendor for recurring gas consumption as per his monthly consumption along with 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 T2, T3, T4 & T5) of the Project. **

** Extra charges as applicable



Area	Description	Remarks
1 Club House	• Air-conditioned Club • Lounge and Cafe with seating and TV • Spa with facilities for Steam, Sauna, Jacuzzi and Massage* • Gymnasium with Yoga and Aerobics zone • Banquet Hall for small parties and social gathering • Guest Rooms* • Indoor Games Room with Table Tennis, Pool table, Billiards table and Carrom • Indoor kids play zone • Library (Part of lounge) with newspaper, magazines and books • Business Centre for having small, formal meetings* • Home Theatre	
2 Sports Facility	• Lawn Tennis courts (2 Nos.) with Tennis Academy by Mahesh Bhupathi Tennis Academy* • Squash court (2 Nos.) • Outdoor Swimming Pool and Kids Splash Pool • Indoor Lap Pool • Outdoor Basket Ball court (1 No.) • Outdoor Volleyball Court (1 No.) • Cricket practice net with bowling machine (2 Nos.) • Small Golf putting green • Jogging and Cycling Track • Open Air Amphitheatre with Seating Rink • Outdoor kids play area with Swings and Slides. • Kids Rock Climbing Wall	
3 Value Added Features	• Concierge Service* • Security surveillance with CCTV cameras on the periphery of the complex as well as within the complex along with a camera fitted in each building's ground floor lobby • Ambulance for medical emergency* • Laundromat Facility by Electrolux Lagoon through its franchise Quick Clean Pvt. Ltd.* • Gymnasium managed by Sportsfit - promoted by M.S. Dhoni. • Nursery school managed and operated by Pathways Early Years*	

* Pay per use charges applicable



THE CENTER COURT

List Of Electrical Points

2 Bed Room Apartment - Type A (LHS / RHS)

Sr. No.	Switch & Power Socket Points for respective locations	Location											
		Drawing/ Dining Area	Entrance Lobby	Balcony (attached with Drawing/ dining area)	Master Bed Room	Toilet (attached with Master Bed Room)	Balcony (attached with Master Bed Room)	Bed Room -2	Balcony (attached with Bed Room-2)	Study Room	Common Toilet	Kitchen	Kitchen Balcony
		2	1	3	4	5	6	7	8	9	10	11	12
1	Wall Light	3			2			2		2			
2	Ceiling Light	3		1		1	2		2		1	2	1
3	25 Amp Socket	2			1			1		1			
4	6/16 Amp Socket					1					1	2	1
5	6 Amp Socket	6			4	1		3		2	1	3	
6	TV	1			1			1					
7	Telephone	2			1			1					
8	Split AC	2			1			1		1			
9	Ceiling fan	2			1		1	1	1	1		1	
10	Wall fan					1					1		
11	Exhaust fan					1					1	1	
12	Mirror Light					1					1		
13	Door Bell	1											
14	Data Point	1											



Bed Room Apartment - Type B

Sr. No.	Switch & Power Socket Points for respective location	Drawing/ Dining Area	Entry Lobby	Balcony (attached with Drawing/ dining area)	Master Bed Room	Toilet (attached with Master Bed Room)	Balcony (attached with Master Bed Room)	Bed Room 1	Toilet (attached with Bed Room 1)	Bed Room 2	Common Toilet	Balcony (attached with Bed Room 2)	Kitchen	Washing Machine Area / Passage
1	Wall Light point	4			1			1		2				
2	Ceiling Light	4	2	2	2	1	2	2	1		1	2	2	2
3	25 A Socket	2			1			1		1				
4	16/16A Socket					1			1		1		2	1
5	6 Amp socket/ plug	4	2		4	1		3	1	3	1		3	
6	TV Point	1			1			1		1				
7	Telephone Point	2			1	1		1	1	1				
8	Split AC Point	2			1			1	1	1				
9	Ceiling fan	2		1	1		1	1		1		1	1	
10	Wall fan					1			1		1			
11	Exhaust Fan					1			1		1		1	
12	Mirror light					1			1		1			
13	Bell point	1												
14	Data Point	1												



Apartment + Study - Type C

Sr. No.	Switch & Power Socket Points for respective location		Location										Study Room	Toilet (attached with Study Room)	Powder Toilet	Dress Room
	Drawing/ Dining Area	Entry Lobby	Balcony (attached with Drawing/ Dining Area)	Master Bed Room	Toilet (attached with Master Bed Room)	Balcony (attached with Master Bed Room)	Bed Room 1	Toilet (attached with Bed Room 1)	Bed Room 2	Toilet (attached with Bed Room 2)	Balcony (attached with Bed Room 2)	Kitchen	Washing Machine Area / Passage			
1	Wall Light point	4		1			1		2					2		
2	Ceiling Light	3	2	3	2	2	2	1	1	1	2	2	2		1	1
3	25 A Socket	2		1			1		1			2	1	1		
4	6/1EA Socket				1			1		1						
5	6 Amp socket/plug	4	2	3	1		3	1	3	1		3				
6	TV Point	1		1			1		1							
7	Telephone Point	2		1			1		1							
8	Split AC Point	2		1			1		1					1		
9	Ceiling fan	2	1	1		1	1		1		1	1		1		
10	Wall fan				1			1		1					1	1
11	Exhaust Fan				1			1		1		1			1	
12	Mirror light				1			1		1					1	
13	Bed point	1														
14	Data Point	1														



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.
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.

Shiana
RCC
Kor