

101,201,301,401,501,701,801,901,1001,1201

102,202,302,402,502,702,802,902,1002,1202



104,204,304,404,504,704,804,904,1004,1204

103,203,303,403,503,703,803,903,1003,1203

AREA STATEMENT



BUILDING - D

1st, 2nd, 3rd, 4th, 5th, 7th, 8th, 9th, 10th & 12th

FLAT NO.	FLAT TYPE	CARPET AREA SQ.M.	OPEN BALC. SQ.M.	TOTAL CARPET SQ.M.	SQ.FT.
101,201,301,401,501,701,801,901,1001,1201	3 BHK	116.23	12.89	129.12	1390
102,202,302,402,502,702,802,902,1002,1202	3 BHK	116.23	12.89	129.12	1390
103,203,303,403,503,703,803,903,1003,1203	4 BHK	142.67	13.62	156.29	1682
104,204,304,404,504,704,804,904,1004,1204	4 BHK	142.67	13.62	156.29	1682



# TECHNICAL SPECIFICATIONS

## STRUCTURE

- Earthquake Resistant Design RCC Framed Structure with Masonry Infills

## MASONRY

- Internal and External Walls - AAC Blockwork

## KITCHEN

- Kitchen Otta - Colored Modern Quartz Slab for Kitchen Platform with SS Sink
- Kitchen Dado Wall Tiles- Double Charged Vitrified Tiles (size 600x600 mm) - Up to Lintel Level - Kajaria or Equivalent Make
- Electrical & Plumbing Provision for Washing Machine in Utility Area
- Granite Platform with SS Sink in Utility Area/Dry Balcony
- Exhaust Fan in Kitchen

## FLOORING AND TILING

- For all Rooms Flooring - Double Charged Vitrified Tiles (size 800x800 mm) - Kajaria or Equivalent Make
- Washroom Wall Dado & Floor Tiles (Matte Finish Vitrified Tiles) (size 600x600 mm) - Kajaria or Equivalent Make
- Utility Area Floor - Ceramic Tiles (size 300x300 mm) - Kajaria or Equivalent Make
- Utility Area Dado Wall Tiles - Ceramic Tiles (size 300x300 mm) - Up to Parapet Wall Height - Kajaria or Equivalent Make
- Granite Stone Coping for Parapet Wall in Utility Area

## WALL FINISHES

- Internal Walls - Gypsum Plaster Finish with Backing Coat of Cement Plaster
- All External Walls - Double Coat Sand-faced Cement Plaster

## EXTERNAL

- Back-up System - 100% Generator Backup for Common Lights, Pumps
- Lifts / Elevators - 8-Passenger & 13-Passenger Elevators - Kone/Otis/Schindler or Equivalent Make
- Water Pumping Arrangement - Hydropneumatic System for Overhead Tank Filling only

- Internal Painting - Emulsion (Asian Paints or Equivalent Make)
- External Painting- Apex External Paint (Asian Paints or Equivalent Make)

## DOORS

- Door Frame for All Rooms- Plywood with Premium Laminated Finish
- For Washrooms - Granite and Plywood with Premium Laminated Finish
- For Attached Terrace - UPVC Track and Sections with Glass Shutters & Mosquito Mesh
- All Door Shutters - Flush Door Shutters with Premium Laminated Finish
- Door Hardware - SS Hinges with SS Screws & Locks of Europa/Yale or Equivalent Make

## WINDOWS

- Windows Sills And Jambs - Black Granite for Full Width of Jambs & Sills
- Bedroom Windows - UPVC Track and Sections with Three Track with 2 Glass Shutters and 1 Mosquito Mesh Shutter with Bottom Fixed Panels
- Washroom Windows - Top Hung Aluminum Windows with Frosted Glass

## TERRACE RAILINGS

- S S 304 Grade Terrace Railings in Modular System for Glass Railing including Tinted Glass

## WASHROOMS

- Concealed Plumbing in CPVC Pipes
- Bath Fittings - Jaquar or Equivalent Make
- Sanitaryware - Jaquar or Equivalent Make

- Countertop Washbasin in Passage Area Outside Common Washroom – Jaquar or Equivalent Make
- Wall Dado Tiles in Vitrified Tiles (size 600x600 mm) Kajaria Brand up to Lintel Level
- Electrical & Plumbing Provision for Electric Geyser
- Exhaust Fans in all Washrooms
- Top Hung Aluminum Windows with Frosted Glass

## ELECTRICAL DETAILS

- Concealed Internal Electrical Wiring - Finolex / Polycab or Equivalent Make
- Modular Switches - Legrand or Equivalent Make
- Switchgears - Legrand or Equivalent Make
- Power Point for Refrigerator /Microwave /Chimney in Kitchen
- Power Point For Washing Machine in Utility Area
- Geyser Points in all Washrooms
- Exhaust fans in all Washrooms and Kitchen
- Provision for AC Point in all Bedrooms
- Provision for TV Points in Living & All Bedrooms

## SECURITY

- CCTV Coverage for Common Areas
- Fire-fighting System
- Boom Barrier for Controlled Access

## COMMON AMENITIES FOR PROJECT

- Sewage Treatment Plant
- Power Backup for Lift and Common Area
- Rainwater Harvesting
- Underground & Overhead Water Storage Tanks of Adequate Capacity
- Solar Water Heater for one Washroom per flat



osian  
**ONE & ONLY**

BUILDING - D  
REFUGE FLOOR PLAN 6TH & 11TH

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA SQ.M.	OPEN BALC. SQ.M.	TOTAL CARPET SQ.M.	SQ.FT.
601,1101	3 BHK	116.23	12.89	129.12	1390
602,1102	2 BHK	94.28	6.31	100.59	1083
603,1103	4 BHK	142.67	13.62	156.29	1682
604,1104	4 BHK	142.67	13.62	156.29	1682



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