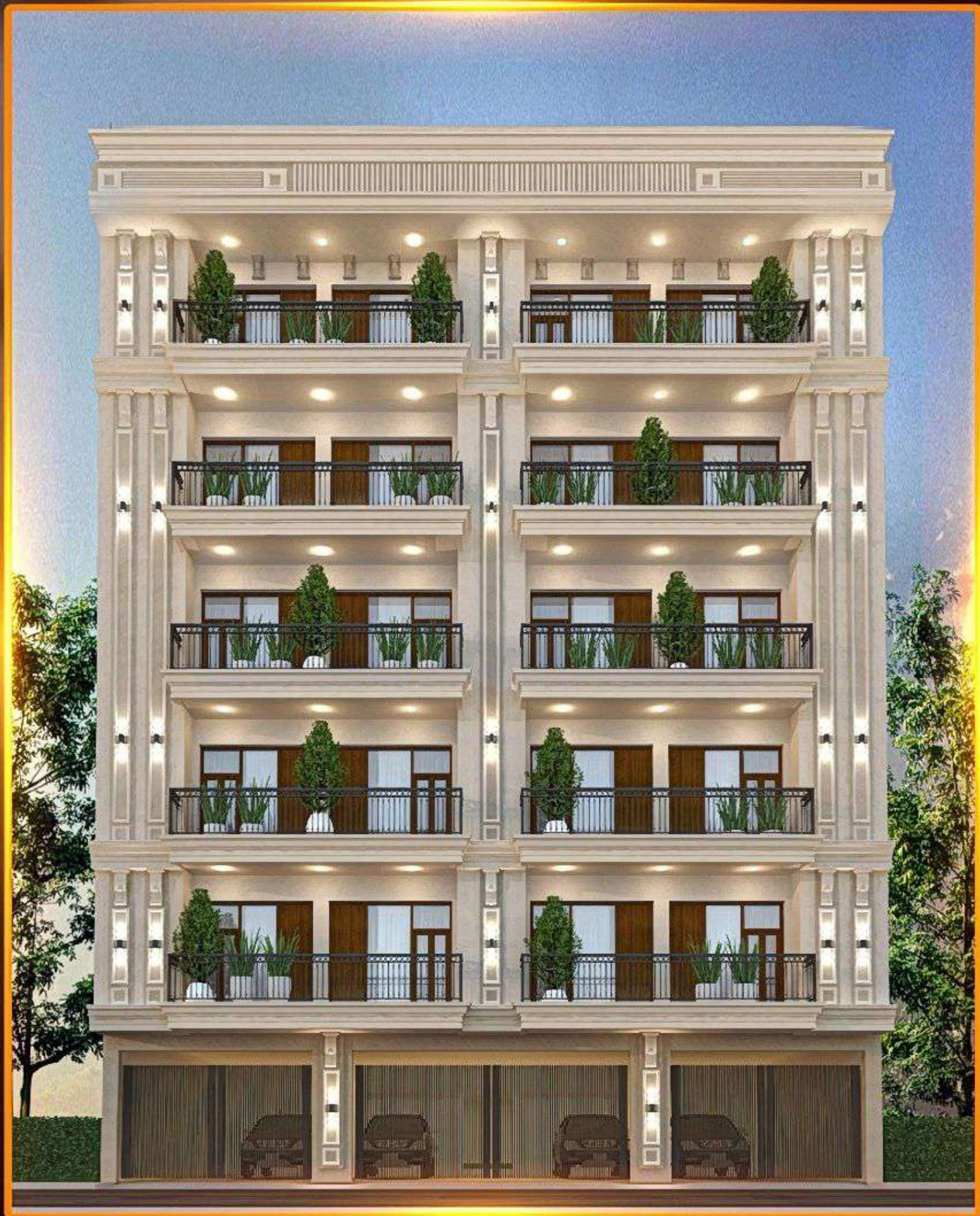




Building Elivation



Typical Floor Plan GATED COMPOUND

LOCATION – CHANDAN HULA, CHATTARPUR, SOUTH DELHI



4BHK + OFFICE SPACE
SIZE - 225 SQYD
BUILDING SIZE
450 SQYD

PREMIUM INFRASTRUCTURE & SECURITY FEATURES

An Address Designed For Safety, Comfort, And Modern Infrastructure.



- **Gated Compound**
Controlled Access Ensuring Safety And Privacy For All Residents.
- **30 Feet Wide Road**
Smooth Internal Roads Ensuring Easy Movement And Premium Accessibility.
- **Gated & Guarded Compound with Boom Barrier Entry**
Controlled Entry With Enhanced Security For Complete Peace Of Mind.
- **Underground Electrical & Broadband Wiring**
Clean Surroundings With Safe, Well-planned Underground Electrical Systems.
- **24x7 Cctv Surveillance**
Strategically Placed Cameras For Continuous Monitoring And Security.



PROJECT HIGHLIGHTS



Chimney – Elica



Exclusive
Terrace Garden



Fire Fighting
System



Electrical Work
(Polycab or Havells)



Branded Lift
(Kone or Equivalent)



Bathroom Fittings
(Jaquar)



Vanity & Glass
Partition in Washrooms



Pooja Room



TV Panel Unit
in Drawing Room



Instant Geyser – Jaquar



CCTV Camera
(All Common Areas)



Modular Kitchen
with Hob

GOVERNMENT FACILITIES





ANNEXURE – BUILDING CONSTRUCTION & SPECIFICATIONS

1. STRUCTURE

- Rcc Framed Structure (m25 Grade Concrete) Designed As Per The Latest Seismic Standards For Superior Strength And Durability.
- Brickwork: High-quality Red Brick (no. 1 Grade) With Smooth Internal And External Plaster Finish.
- Waterproofing: Comprehensive Waterproofing Treatment Provided In Balconies, Kitchen, Toilets, And Rooftop For Long-lasting Protection.

2. DOORS

- Chaap Wood Or Equivalent Frame (Size -7"x3"x8')
- Designer Flush Shutters Finished With Premium Veneer And Melamine Polish.
- Main Door Equipped With A Digital Lock For Added Security.
- All Internal Doors With 2-piece Dorset Lock

3. JOINERIES

- **Main Door:** Wood Or Equivalent With Ornamental Flush Shutter.
- All Joinery Fitted With High-quality Branded Hardware And Premium Finishes.

4. STAIRCASE & RAILING


- Staircase Designed As Per Architect's Specifications.
- Balcony Railing Designed As Per Architect's Drawings For Safety And Aesthetics. Paint Work with high-quality (**Deco**) paint finish.
- Staircase Railing: Stainless steel railing of Grade 304.
- **MS Work:** All MS (mild steel) work areas shall be finished with premium decorative paint.
- **Super Fine Rustic Texture** Finish provided in balcony, lobby, parking area, and terrace.

5. COUNTER TOP

- Kitchen: Premium Granite Countertop - **Rate: 200 – 250 Per Sq. Ft.**
With Stainless Steel, Double Bowl Sink With
- Long Body Sink Mixture And Drain Board.

6. Kitchen & Toilet Walls

- Premium high-gloss vitrified tiles on kitchen and toilet walls (2' x 4').
Rate: 55 per sq. ft.



6. Outer Door: UPVC 3-track sliding door system with integrated mosquito slider and glass sliding panels.

- **Finish:** Premium cladding provided on side edges for enhanced durability and aesthetics.

- **MS Work:** All MS (mild steel) work areas shall be finished with premium decorative paint.

6. FLOORING

- Living, Dining & Bedrooms: High-gloss digital vitrified tiles (size: 4' x 6'). Rate: 90 to 120 per sq.ft.

- Toilets: Anti-skid Tiles For Safety.

- Common Areas & Staircase: Premium granite flooring. Rate: Approx -110 per sq. ft.

- Balcony: Granite stone flooring | Approx. 110 / sq. ft.

Kitchen Platform: Premium polished granite | Rate- 200 – 250 / sq. ft.

- Car Parking Area: Dual-colour Premium Granite Flooring Rate - Approx 110 per sq.ft.

7. Electrical Work & Fixtures

- **Wiring:** Using (Polycab) Wires.

- **Switches:** Modular switches (L&T & Havells)

- **MCB:** MCB box & MCBs (Havells)

- **Lighting (drawing Area):** Lights As Per False Ceiling Design, Including CUV & Cove Lighting And Track Lights.

- **Wardrobe & Kitchen Lighting:** Profile Lights Provided In Wardrobes And Kitchen Area.

- **Modular Fans:**

- **Drawing & Dining Area:**

- **Rate:** 3,500 to 4,000

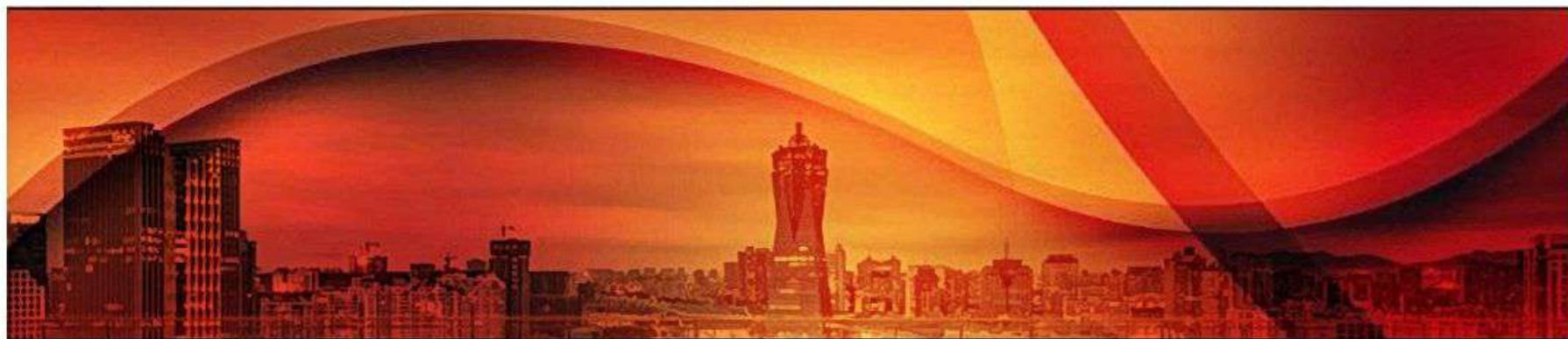
- **Bedrooms & Kitchen:** Fans

- **Rate:** 2,500 to 3,000

- **Brands:** Havells, Luminous, Crompton

- **Exhaust Fans:** Provided in kitchen and dining area (Havells).

Geyser Specification Toilets: 25-litre geyser. **Kitchen:** 3-litre geyser (**Brands:** Havells, Jaquar, Crompton)



- Sanitaryware & CP Fittings

- **Sanitaryware & CP Fittings:** Premium quality fittings by Jaquar & Carovet.
- **Wall Basin Mixer:** Wall-mounted basin mixer with diverter.
- **Bathing Area:** Equipped with premium diverter fittings.
- **Diverter:** High-flow diverter for smooth water discharge.
- **Concealed Cistern:** Premium concealed cistern provided.
- **Angle Valves:** All angle valves shall be of Jaquar make.
- **All Washrooms:** Cubicle Glass Partitions With Gates.

7. BUILDING AMENITIES

- Branded Lift: Latest model **6 passenger** lift (**KONE / Schindler**)
Approx. Cost: 14–15 lakhs.
- Fire Fighting
- **Terrace Garden** – Landscaped Plants, With Dedicated Planter Area & Yoga Space, And Premium
- Lighting Highlighting The Wall-mounted Green Area.
- Ev Charging Socket Point In Parking
- False Ceiling Work In Parking
- **Walls & Ceilings** coated with **Asian Royal Paint** finish for a smooth and elegant look.

8. FLAT AMENITIES

- Branded Lock (**dorset**)
- Modular Kitchen Finish With Acarallic Sheet
- Hob Chimney
- Tall Pantry
- Microwave
- All Innotech Baskets
- Wicker Basket
- **Plumbing & Piping Work**
- **Piping System:** Pvc & Cpvc Piping.
- **Brands:** Supreme & Ashirvad
- **Soil / Waste Pvc Pipes:** Heavy-duty Pvc Pipes With 10 Kg Pressure Capacity.
- **Rainwater Pipes:** Pvc Rainwater Pipes With 100–160 Psi Pressure Rating.



BRANDED SANITARY FITTINGS

JAQUAR SINK MIXER



MODEL NO - FLP-5179BPM

Approx. Cost: 3,000– 4,000.

JAQUAR WALL MOUNTED BASIN MIXER



MODEL NO - Chr 15233Kpm

Approx. Cost: 3,000– 4,000.

JAQUAR LAGUNA HI-FLOW DIVERTER



MODEL NO - LAG-CHR-91079NK

Approx. Cost: 3,000– 4,000.

JAQUAR WALL HUNG WC



SLS-WHT-6953BIPPSM

Approx. Cost: 9,000– 10,000.

BODY PLATE



MODEL NO - LAG-CHR-91079NK

JAQUAR COUNTER TOP BASIN



SLS-WHT-6601

Approx. Cost: 4,000– 5,000.

BODY PLATE



MODEL NO - ALD-CHR-233N

BRANDED KITCHEN APPLIANCES INCLUDED

FABER CHIMNEY



MODEL NO - HC SC FL BK 90

Approx. Cost: 14,000– 15,000.

FABER OTG



MODEL NO - FOTG BK 45L

Approx. Cost: 8,000– 10,000.

FABER MICROWAVE OVEN



MODEL NO - FMW Instacook 30C

Approx. Cost: 14,000– 15,000.

HOB FABER



MODEL NO - HCT 904 CRR LBK EI AI

Approx. Cost: 15,000– 16,000.



LOCATION ADVANTAGES

LOCATION HIGHLIGHTS

Located Just 4.5 Km Away From Chhatarpur Metro Station (yellow Line)
For Smooth And Easy Connectivity.
30 Minutes To Dlf Cyber City / Udyog Vihar
10-20 Mins To South Delhi Hubs Like Saket, Vasant Kunj, Hauz Khas
25 Mins To Igi Airport Via Mg Road/nh-48
Quick Access To Gurgaon's Corporate Zones & Delhi's Elite Neighbourhoods

IDEAL FOR PROFESSIONALS & FAMILIES

Ideal For Professionals & Families
Great For Those Working In Cyber City, Golf Course Road, And South Delhi
Close To Reputed Schools Like Gd Goenka, The British School
Access To Fortis, Aiims, Max Hospitals
High Rental Demand + Long-term Appreciation Potential

INVESTMENT HIGHLIGHTS

Strong Growth Corridor Between Delhi & Gurugram
More Affordable Than Dlf Or Golf Course, But Similar Lifestyle
Ideal For End-use, Rental Income, Or Nri Investment





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