

Standard Specification Details for Ashiana Mulberry Blossom*

Structure		RCC framed structure certified by IIT or equivalent, all external wall are made of concrete for higher strength and durability (instead of bricks) Aluminum shuttering for superior strength and quality. All walls and ceilings are casted simultaneously for better structural quality.					
S.No.	Area	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
1.	Living Room & Dining Area	Large format glazed vitrified tiles (4ft x 2ft) of Nationally reputed Brand with 2mm grooves filled with cementitious grout.	<ul style="list-style-type: none"> • Wall & Ceiling will be treated with putty followed by 2 coats of emulsion paint from National Level Brand(s) • Drawing & Dining shall be provided with aesthetic ceiling moulding with provision for fixing concealed LED Lighting 	UPVC Sliding / Casement Doors and Windows Designed for required height and windspeed from National Level Brand(s)	8ft height / wood finish pre laminated shutter / polished door frame / Biometric lock / magic eye / tower bolt / door stopper <i>(Main Door Entrance)</i>	NA	<ul style="list-style-type: none"> • Designer Switches with chrome trimming for better aesthetics. • TV, Telephone and Data points in the room. • Provision for wall mounted indoor split AC at designated location. • Provision for AC outdoor unit at designated locations. • AC and some lights shall be provided on Automation in Master Bedroom and Drawing room which can be operated using mobile app. • Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points. Distribution Board with MCB's and ELCB's shall be provided.
2.	Master Bedroom	Wooden Laminated Flooring in Long Plank Form.	Wall and ceiling will be treated with putty followed by 2 coats of emulsion paint from National Level Brand(s).	UPVC sliding / casement doors and windows designed for required height and windspeed from National Level Brand(s).	<ul style="list-style-type: none"> • 7ft Height / Wood finished Pre-Laminated shutters / Polished Door Frame. • High Quality Branded locks, tower bolt & door stopper. 	NA	<ul style="list-style-type: none"> • Designer Switches with chrome trimming for better aesthetics. • TV, Telephone and Data points in the room. • Provision for wall mounted indoor split AC at designated location. • Provision for AC outdoor unit at designated locations. • AC and some lights shall be provided on Automation in Master Bedroom and Drawing room which can be operated using mobile app. • Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points.

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S.No	Area	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
3.	Kids & Guest Bedroom	Large format glazed vitrified tiles (4ftx2ft) of Nationally Reputed Brand with 2mm grooves filled with cementitious grout.	Wall and ceiling will be treated with putty followed by 2 coats of emulsion paint from National Level Brand(s).	UPVC sliding / casement doors and windows designed for required height and windspeed from National Level Brand(s).	<ul style="list-style-type: none"> 7ft Height / Wood finished Pre-Laminated shutters / Polished Door Frame. High Quality Branded locks, tower bolt & door stopper. 	NA	<ul style="list-style-type: none"> Designer Switches with chrome trimming for better aesthetics. TV, Telephone and Data points in the room. Provision for wall mounted indoor split AC at designated location. Provision for AC outdoor unit at designated locations. Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points.
4.	Kitchen	Large format glazed vitrified tiles (4ftx2ft) of Nationally Reputed Brand with 2mm grooves filled with cementitious grout.	<ul style="list-style-type: none"> Quartz stone cladding on the walls 2ft above Kitchen Counter for superior finish. Balance walls & Ceiling shall be treated in putty followed by 2 coats of emulsion paint. Kitchen Cabinets made of High Density High Moisture Resistant (HDHMR) board with High Gloss laminated shutters & fluted glass shutters. Drawers with branded channels & hinges. Stainless steel hardware inside the drawers. Provision for electric chimney. Electric Hob shall be prefitted. Tall pantry storage for additional storage and designated space for microwave and oven. 	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s).	<ul style="list-style-type: none"> 7ft Height / Wood finished pre laminated shutters / Polished Door Frame. Cylindrical lock with latch & Door Stopper. 	<ul style="list-style-type: none"> Kitchen Counter: Quartz stone counter with Electric Hob flushed with the counter & single bowl sink. Provision for under counter RO shall be made. Piping for Hot & Cold water shall be provided <p>*Geyser is not included.</p>	<ul style="list-style-type: none"> Designer Switches with chrome trimming for better aesthetics. Provision for geyser in Kitchen. Power Point for chimney, Hob, Oven & Microwave, RO & Fridge. Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points.

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5.	Master Toilet	Ceramic tiles (300mm x 300mm)	<ul style="list-style-type: none"> • Glazed vitrified tiles (600mm x 300mm) from floor to ceiling. POP moulding on the ceiling. • Ceiling shall be painted in white color emulsion paint 	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s).	<ul style="list-style-type: none"> • 7ft Height / Wood finished pre laminated shutters / Polished Door Frame. • Cylindrical lock with latch & Door Stopper. 	<ul style="list-style-type: none"> • Quartz stone counter with large backlit mirror. • Counter top wash basin. • Rain shower, Concealed Diverter for hot & cold water. • Full Glass Shower Partition. • Wall Hung WC with concealed cistern. • All items from National Level Brands. 	<ul style="list-style-type: none"> • Designer Switches with chrome trimming for better aesthetics. • Provision for geyser in Toilet. • Power socket near wash basin for shaver & hair dryer. • Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points.
6.	Toilets (Other than Master)	Ceramic tiles (300mm x 300mm)	<ul style="list-style-type: none"> • Glazed vitrified tiles (600mmx300mm) from floor to ceiling. POP moulding on the ceiling. • Ceiling shall be painted in white color emulsion paint 	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s).	<ul style="list-style-type: none"> • 7ft Height / Wood finished pre laminated shutters / Polished Door Frame. • Cylindrical lock with latch & Door Stopper. 	<ul style="list-style-type: none"> • Granite stone counter with large mirror. • Counter top wash basin. • Shower with concealed diverter for hot & cold water. • Half Glass Shower Partition. • Wall Hung WC with concealed cistern. • All items from National Level Brands. 	<ul style="list-style-type: none"> • Designer Switches with chrome trimming for better aesthetics. • Provision for geyser in Toilet. • Power socket near wash basin for shaver / hair dryer. • Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points.
7.	Balcony	Vitrified Tiles in Long Plank Form	Wall and ceiling will be treated with external primer followed by texture & 2 coats to external paint from National Level Brand(s).	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s).	NA	NA	Electrical points for fan and light shall be provided.
8.	Utility Balcony	Ceramic tiles (300mm x 300mm)	Wall and ceiling will be treated with external primer followed by texture & 2 coats to external paint from National Level Brand(s).	NA	NA	Plumbing piping & drain provision for Washing Machine.	Electrical points for fan, light and washing machine shall be provided.

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S.No	Location	Description
9.	External Finish	<ul style="list-style-type: none"> • Building shall be finished in a mix of textured and plain paint.
10.	Lifts	<ul style="list-style-type: none"> • 2 high-speed passenger lifts (10Pax /13Pax) in each building of reputed make such as OTIS/KONE/JOHNSON/SCHINDLER. • Lift shall have Automatic Rescue Device & Intercom Connection.
11.	Typical Floor Lift Lobbies & Corridor	<ul style="list-style-type: none"> • Flooring in attractive design of ceramic tiles / vitrified tiles / stone. • Wall shall be finished in a mix of wood finish laminate tiles, stone & paint. • Wall designed decorative lighting in ceiling & walls. • Windows for natural sunlight & ventilation.
12.	Ground Floor Entrance Lobby	<ul style="list-style-type: none"> • Double height entrance with large chandelier, designer ambient lighting, reception area with reception table and stone cladded walls. • Lounge furniture shall be placed at various locations in the lobby for relaxing and casual interactions. • Flooring in mix design of marble / granite and tile.
13.	Staircase	<ul style="list-style-type: none"> • All Staircase flooring shall be granite. • MS Railing on one side with enamel painted handrail. • 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. • Door and window openings shall be as per Fire Safety Norms. • 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)
14.	Service Shaft Doors	All service shaft door in the corridor shall be fire rated as prescribed by the State Fire Department and National Building Code.
15.	Electric Connection & Power Back-up	<ul style="list-style-type: none"> • Electricity Connection: Apartments shall be provided with suitable 3 phase electric connection through State Electricity Distribution Company. Premium (3BHK+3T): 8KVA, Superior (3BHK+2T): 8KVA & Executive (2BHK+2T): 6KVA. • Electric Meter: Pre-Paid Electric Connection with Dual Reading Meter shall be provided at extra cost. Usage charges shall be payable extra. • Power Backup: Power Back-up shall be provided to the apartments & common areas through DG Sets/Gas Turbine Generators. Recurring monthly charges shall be levied. Power Back-up of 5KVA for Premium (3BHK+3T), 5KVA for Superior (3BHK+2T) & 4KVA for Executive (2BHK+2T) and in common area with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra.
16.	Water Supply	<ul style="list-style-type: none"> • Round the clock supply of domestic consumption water filtered through dual media filter. • Supply of filtered drinking water through Centralised 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.

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S.No	Area	Description
17.	Additional Feature	<ul style="list-style-type: none">• Fiber to the Floor Network (FTTP)**• Provision of Wi-Fi service in the common area & apartment. Subscription and user charges to be paid directly to the service provider.• Intercom system shall be provided connecting apartments with security guard room & maintenance room.• Provision for Piped Cooking Gas supply connection at an extra cost shall be made in each apartment. Gas Supply along with Piped 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 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-II (Tower T4, T5 & T6)/• 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, basement & stilt level parking, tower ground floor entrance lobby levels, lifts and club house building. <p><i>**Extra charges as applicable.</i></p>

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Amenities of “Club ALBA”

S.No	Area	Description
1	Club House	<ul style="list-style-type: none">• Fully Air conditioned Club house having total area of 35000 Sq.Ft. along with the swimming pool area. Grand reception with double height entrance lobby.• Designer Swimming pool with fibre optic lights creating starry night effect on the floor.• Kids Swimming pool with fibre optic lights on the floor• Squash Court• Indoor Badminton court• Banquet hall with designer interiors and well equipped kitchen & outdoor tandoor area• Home theatre with acoustic paneling, state of art audio-video, recliner seats, carpets & designer lighting• Unisex SPA Zone with therapy room, Jacuzzi tub, Steam room & Sauna room• Unisex Salon• Games Room with TT, Snooker, Air hockey, Video Game station & board games• Cards room• Gym with modern equipments, designer interiors & lighting• Terrace for morning yoga, aerobics and zumba.• Toddler Play Zone• Double height Residents Lounge equipped with plush seating, large screen TV, designer interiors and Café• Activity Rooms for children dance & music lessons• Roof top Terrace Garden with lift access & service staircase• Large Party Lawn attached to the Banquet Hall• Lawn tennis court• Cricket pitch with automatic bowling machine <p>Outdoor Multipurpose Court (Opp. Shops)</p> <ul style="list-style-type: none">• Multipurpose court with provision to play basketball/volleyball and badminton.• Cricket Pitch with automated bowling machine

Standard Electrical Specification Details for Ashiana Mulberry Blossom*

Summary of Electrical Point

S.No.	Location	Bell Point	Light Point		Automation Switch	Mirror Light Point	Ceiling Fan Point	6 Amp Light Plug	16 Amp Power Point	20 Amp AC Point	Distribution Board	ONT Box	Telephone Point	Data Point	TV Point	Exhaust Fan	Wall Fan
			Ceiling Light	Wall Light													
1	Premium (3BHK + 3Toilets)	1	26	6	2	3	10	24	14	5	1	1	4	1	4	4	3
2	Superior (3BHK + 2Toilets)	1	21	7	2	2	9	22	13	5	1	1	4	1	4	3	2
3	Executive (2BHK + 2Toilets)	1	21	5	2	2	8	19	12	4	1	1	3	1	3	3	2

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