

3D FRONT ELEVATION

SITE ADDRESS:-

PLOT NO - B-358A,
SUSHANT LOK- I, GURUGRAM



MIRISHA HOMES

STRUCTURE:-

- Steel Grade - FE500D or FE550D from SAIL (or equivalent)
- Cement - Ultratech (or equivalent)
- Use of All-ready-mix concrete (RMS) - M25 Grade
- 1st Class Red clay fired / ash / AAC bricks / blocks are used as per IS norms
- Earthquake-Resistant Seismic Zone 4 Compliant Certificate
- Cement and sand / gypsum plaster is used for plastering walls & ceiling.
- Astral / Supreme (or equivalent) CPVC pipes are used for fresh water supply
- UPVC will be used for waste water & sewage
- RCC Underground water tanks of capacity 2000 litres + 1500 litres triple layer Syntex brand water tank for each floor
- UGWT will be made in R.C.C. external walls & brickwall partitions
- Water overflow alarm system will be provided
- Pressure pump will be provided for top floor only
- Rain water harvesting system as per law
- Water meters installed as per the applicable area laws
- Water proofing done on terrace / bathroom / underground tanks, etc.

LOCATION BENEFITS:-

- Situated at "B" Block, Sushant Lok- I
- Only 800 meters from Golf Course Road
- Within close proximity to NH-8
- 20 minutes drive to IGI Airport
- Premium Schools, Colleges, Hospitals, Malls, Hotels, Multiplexes, Supermarkets, within close proximity
- Surrounded by high - end neighborhood
- Ansal Palms Club - walking distance
- Max Hospital - walking distance
- HUDA Metro Station - walking distance
- Galleria Market - walking distance
- DPS School - walking distance



ISOMETRIC VIEW

ADDRESS:-

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SUSHANT LOK- I, GURUGRAM



PROPOSED SPECIFICATIONS

FLOOR FINISHES:-

- Drawing Room, Kitchen, Lobby - Italian Marble
- Bedrooms - Italian Marble
- Bathrooms – Marble Look Glazed Vitrified Tiles (Wall & Floor)
- Balconies - Granite
- Staircase - Granite
- Stilt Parking - Granite

WALLS:-

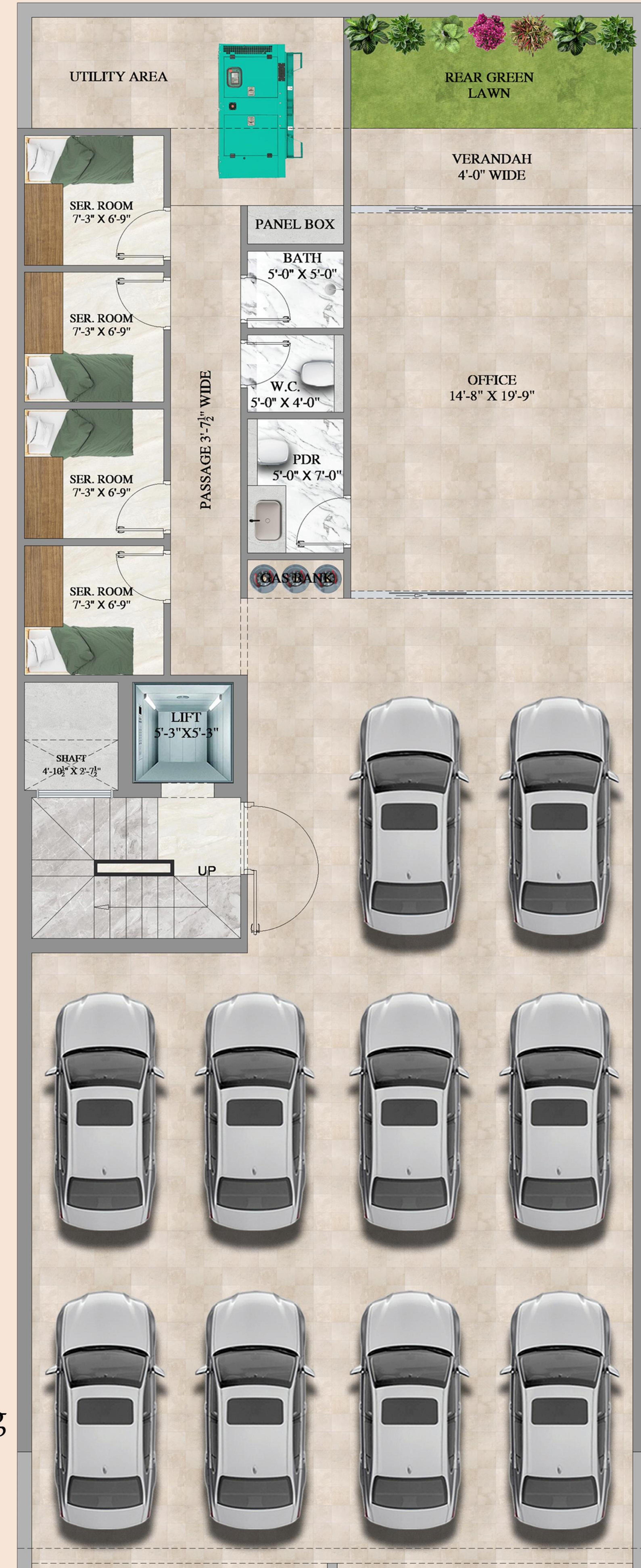
Rooms & Drawing/Dining Walls - Panelling/Moulding/Wallpaper as per Design.

KITCHEN/ WARDROBES/ VANITIES:-

- Factory made Modular Kitchen with imported fittings finished in High end Laminates in PU finish with Hettich (or equivalent) Hardware; Hettich Inotechs, Hinges will be used
- One tall pantry unit is included
- Two s-carousels are included
- Kalinga / AGL (or equivalent) Quartz Counter top
- Hob, Microwave, OTG and Chimney will be provided in each kitchen
- Factory made wardrobes with high quality laminates; Hettich (or equivalent) brand hinges & quadro channels will be used
- Kitchen & Wardrobe will be made using HDHMR
- Imported Double Bowl Stainless Steel Sink will be installed in every kitchen
- One Vanity per bathroom will be provided

CEILINGS & PAINT:-

- All internal walls will be painted with Royale Luxury Emulsion paint from Asian Paints
- Exterior walls / stilt / courtyard / terrace / shafts and other open areas will be painted with Apex Ultima from Asian Paints
- Neighbour-side walls will be plastered & finished with damp-proof paint
- Designer False Ceiling will be provided in all bedrooms / bathroom / drawing / dining / lounge and stilt parking
- POP punning on walls will be done to give a smooth & aesthetic finish



STILT FLOOR PLAN

PROPOSED SPECIFICATIONS

DOORS:-

- External Doors and Windows - Aluminium Profile (with bug mesh)
- Main Door - Designer factory made Teakwood with high quality hardware and handle lock.
- Internal Doors - Factory made Flush Door with Veneer finish with high quality hardware and handle locks
- Door Frames - Ivory Teak

LIFT:-

- 6-Passenger Lift by reputed Elevator Brand OTIS (or equivalent) (Full S.S. Body, 5-Stop Lift)
- Lift lobby will be finished with a band of 12 inch granite around the lift door

SERVANT ROOM:-

Vitrified Tiles at floor, Plastic paint at walls and ceiling (Berger/UltraTech or equivalent). Wall/ceiling fan and light.

Toilet: - Tile flooring, Tiles at walls up to 4 ft. ht. Conventional CP Fittings, Chinaware

ELECTRICAL:-

- Wiring (Polycab FRLS or equivalent- fire resistant, low-smoke copper core wires)
- MCB (Schneider or equivalent)
- Socket & Switches (Norisys Square (White) or equivalent)
- Ceiling fans in All Rooms and Lobby
- Exhaust fans in all Bathrooms
- Lights (Philips or equivalent)
- Geysers (of make Jaquar (or equivalent) (15 litre each))



TYPICAL FLOOR PLAN

TOILETS:-

- WC, Washbasin (Kohler or equivalent), Faucets (Kohler or equivalent), Cisterns (Kohler or equivalent)
- Kohler (or equivalent) fittings in all bathrooms except bathroom on Stilt

RAILINGS:-

- Staircase railings of MS with enamel paint or SS Material
- Rear balcony railing in MS or SS Design

SECURITY:-

- Security System on each floor (Hawkvision Brand (or equivalent))

ELEVATION:-

- Designer Modern Elevation or as per latest designs
- Main gate of building will be made of MS with Duco paint / SS / HPL as per design

GENERAL:-

- Air Purifier @ < 100 AQI in the whole flat
- Gas Bank
- 6 Air Conditioners (Hitachi / Daikin (or equivalent)) will be provided per floor

STILT FLOOR:-

- Floor: - Granite
- Walls: - Glazed Vitrified Tiles



TERRACE FLOOR PLAN

TERRACES:-

- Floor: - Heat Reflective Tiles

PLOT / FLOOR HIGHLIGHTS:-

- Large Room sizes with practical and spacious interiors
- Vastu Compliant Architecture & Interiors
- For every floor -
 - a. Separate Demarcated Parking
 - b. Separate Overhead Water Tank
 - c. Separate Underground Water Tank
 - d. Separate Gas Bank
 - e. Separate Servant Quarter per floor

OTHER BENEFITS:-

- Serenity of Resort living yet very close to Prime Area
- Optional 5 star club within the vicinity with all facilities like swimming pool, spa, café, restaurants etc.
- Commercial Market at 100 meters (0.1 km)
- Very high Capital appreciation potential

DISCLAIMER:-

Marble / Granite being natural material have inherent characteristics of color and grain variations.

Specifications are indicative and are subject to change as decided by the Promoter. Marginal variations may be necessary during construction.

The extent / number / variety of the equipment / appliances and their make / brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant / Allottee shall not have any right to raise objection in this regard.

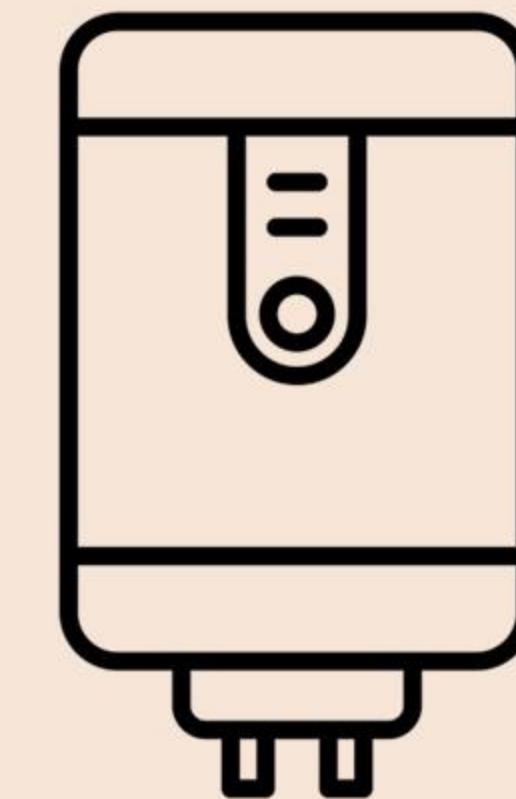
Amenities



Vanity



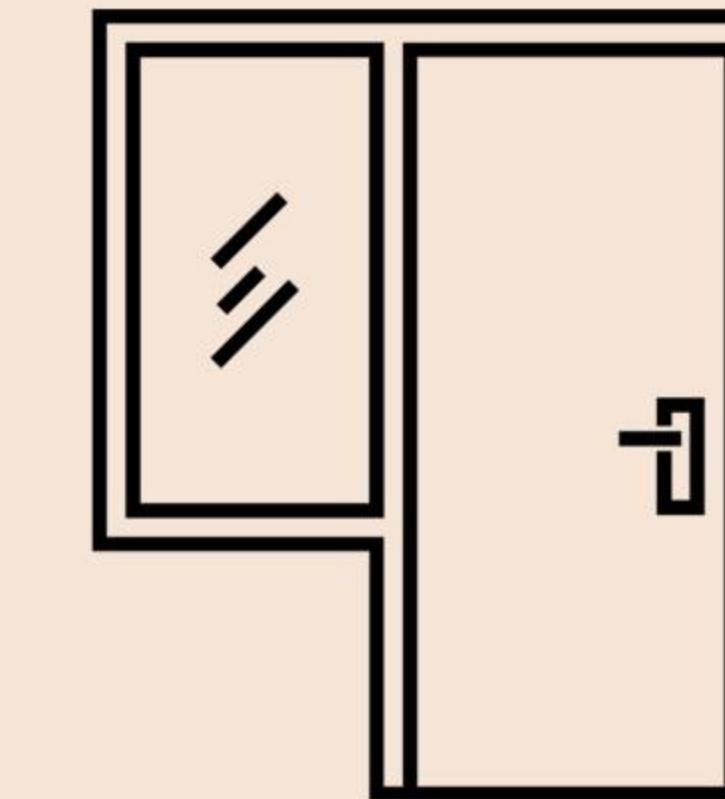
Premium Bathroom Fittings



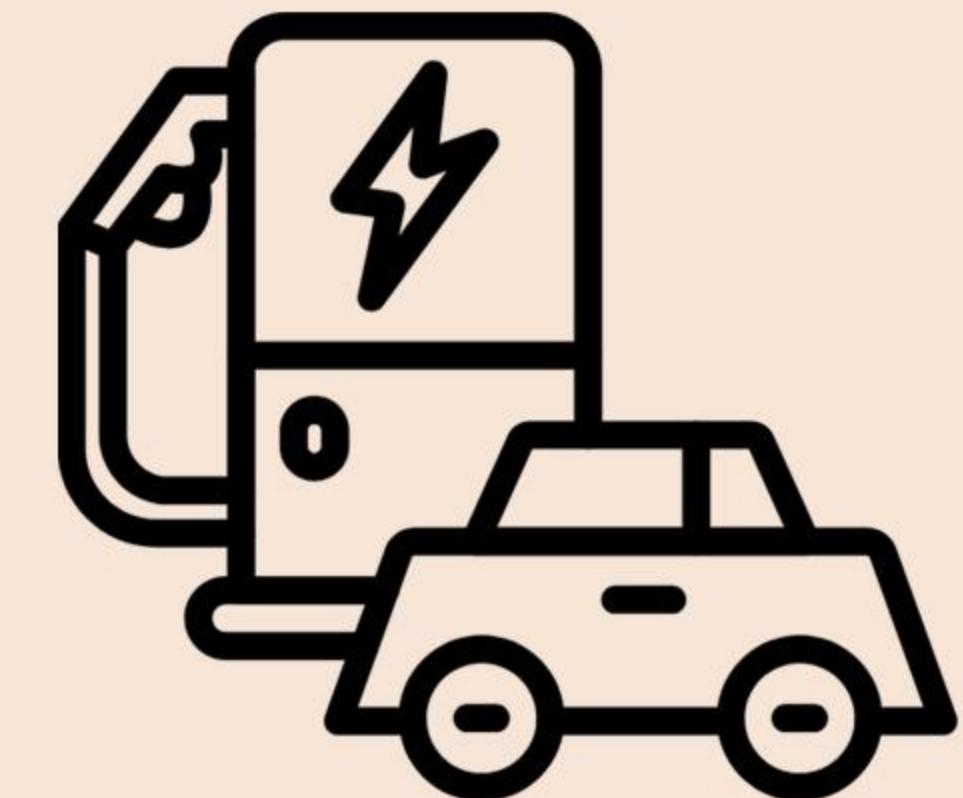
Geysers



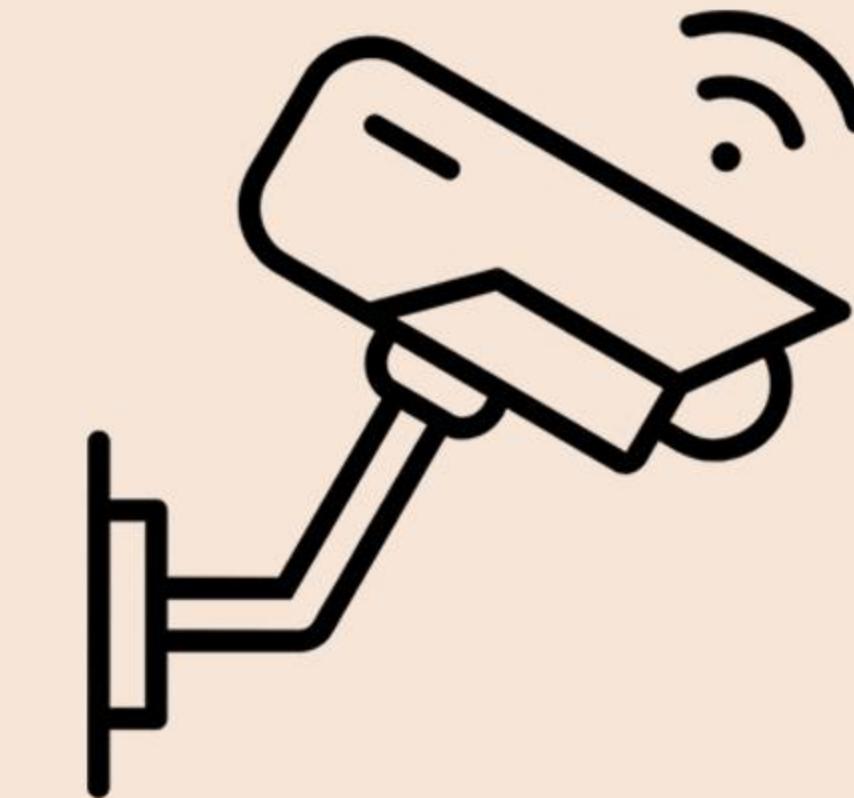
Wardrobes



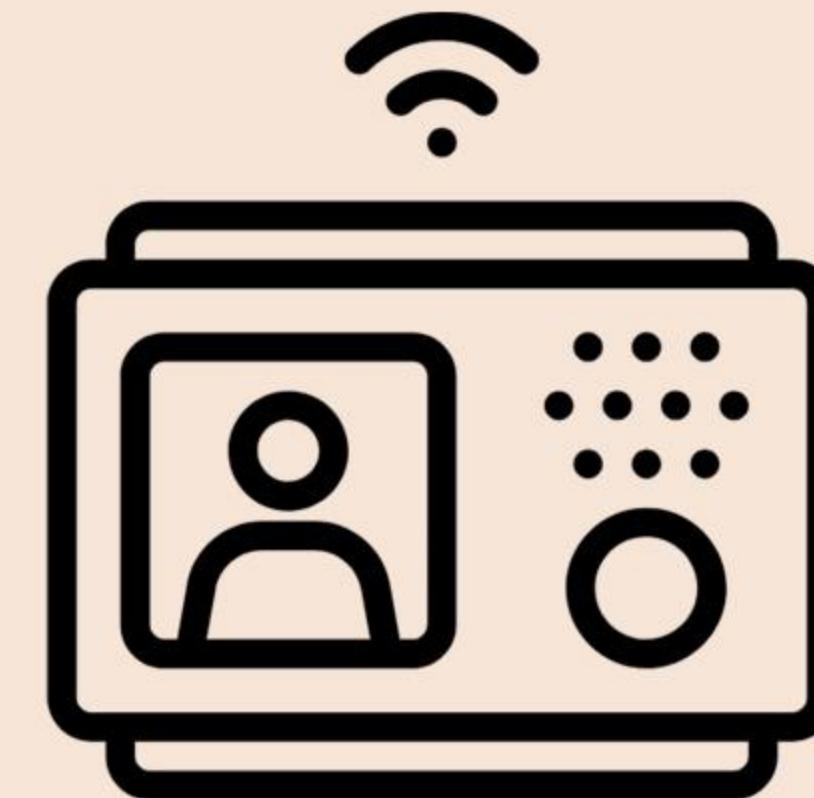
Aluminium Doors & Windows



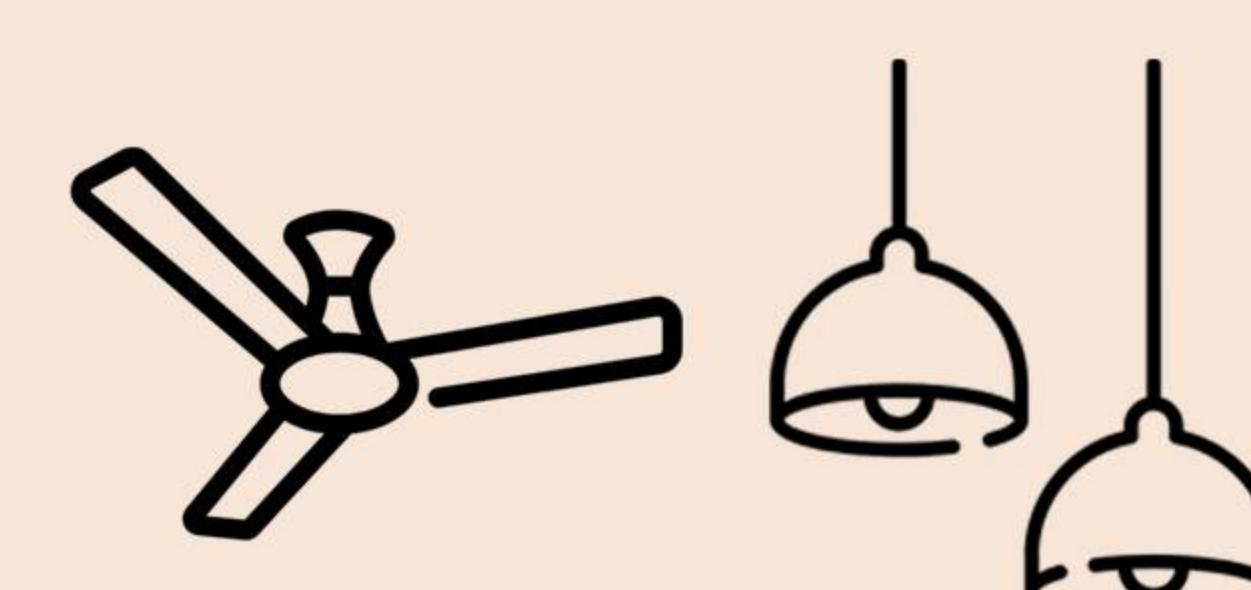
Electric Vehicle Charging Point



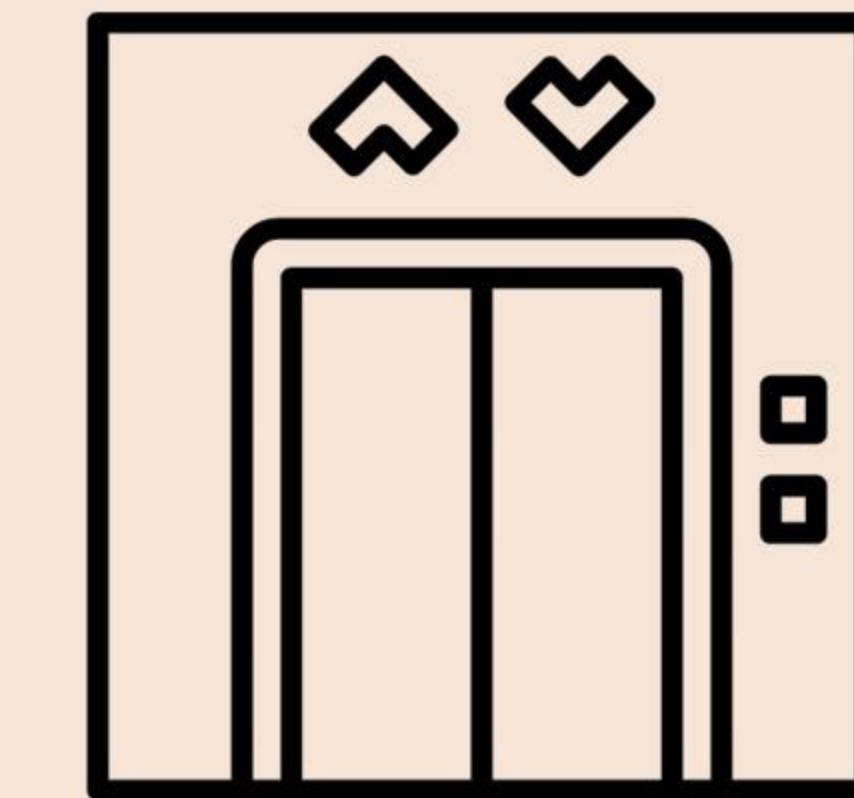
CCTV Cameras



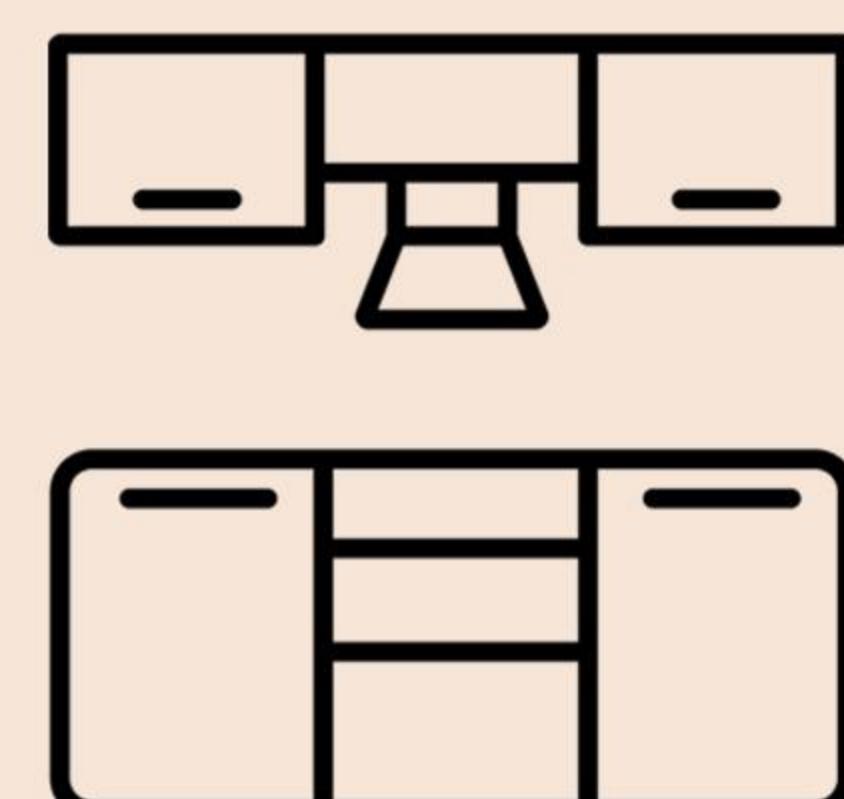
Video Door Phone



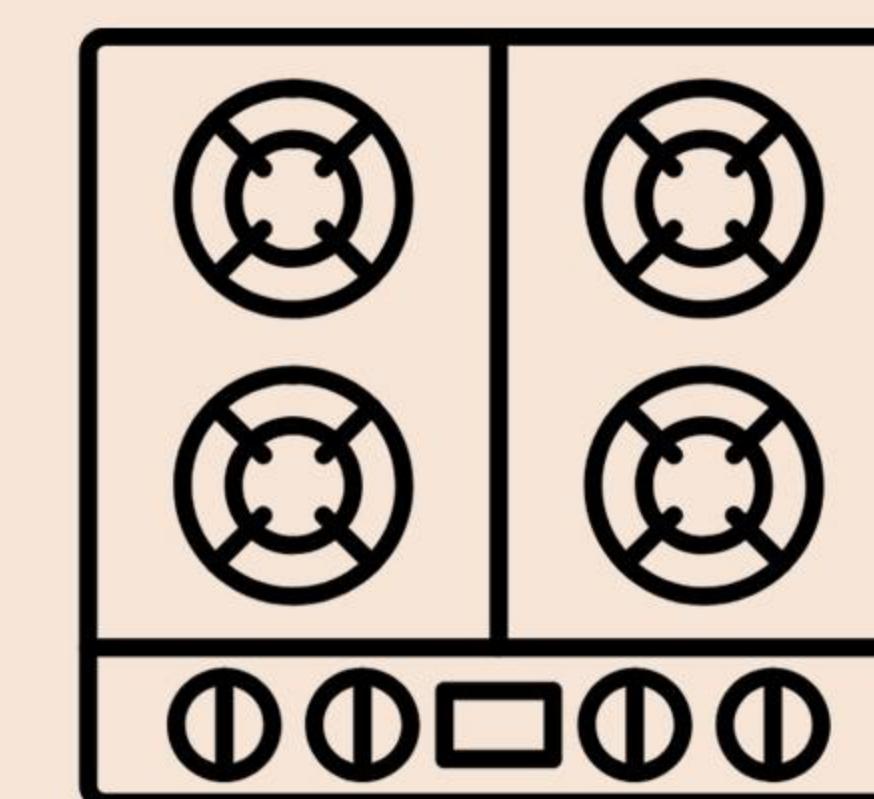
Fans & Lights



Lift



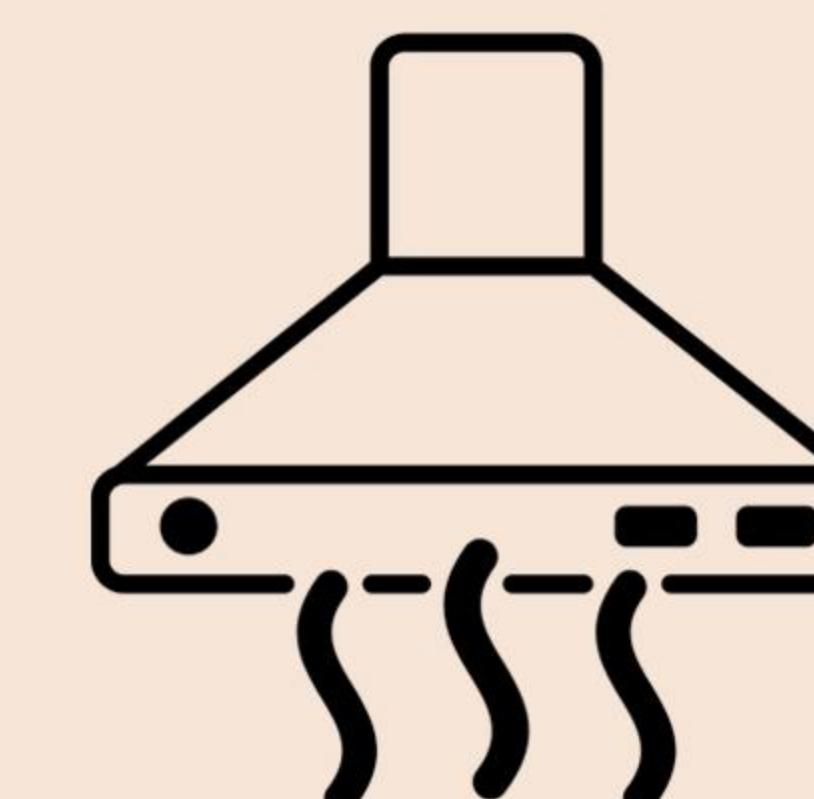
Modular Kitchen



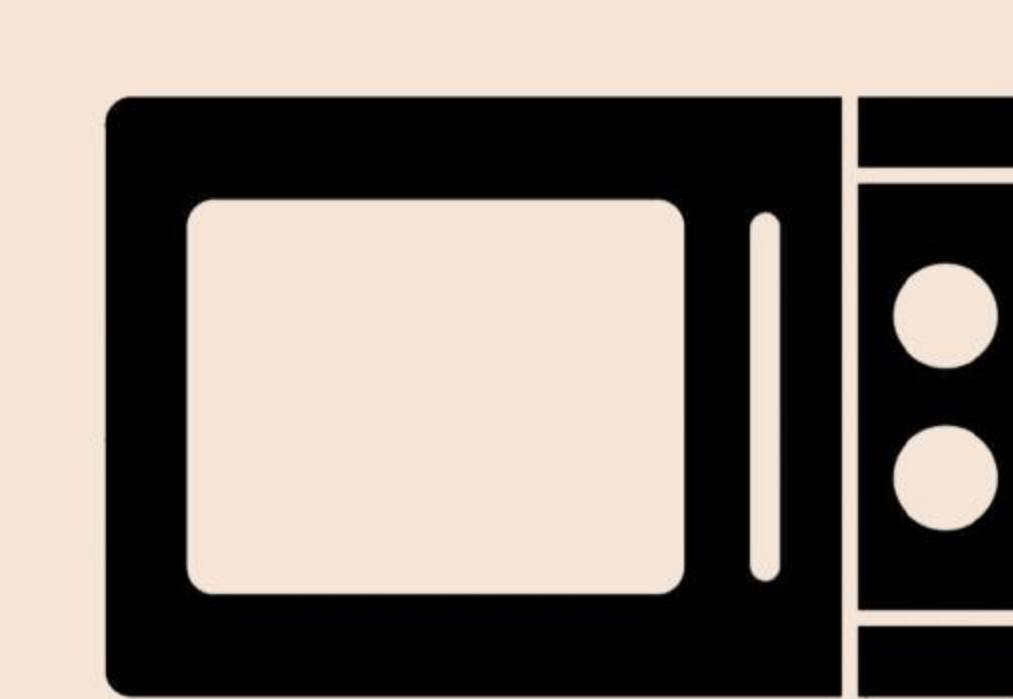
HOB



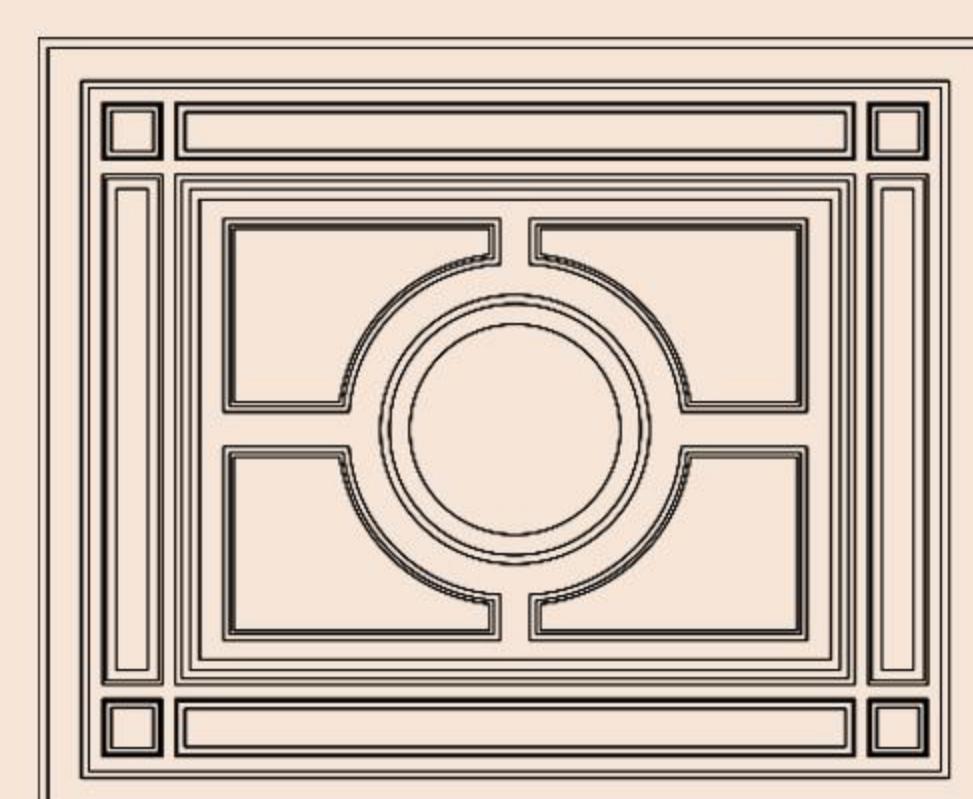
Oven-OTG



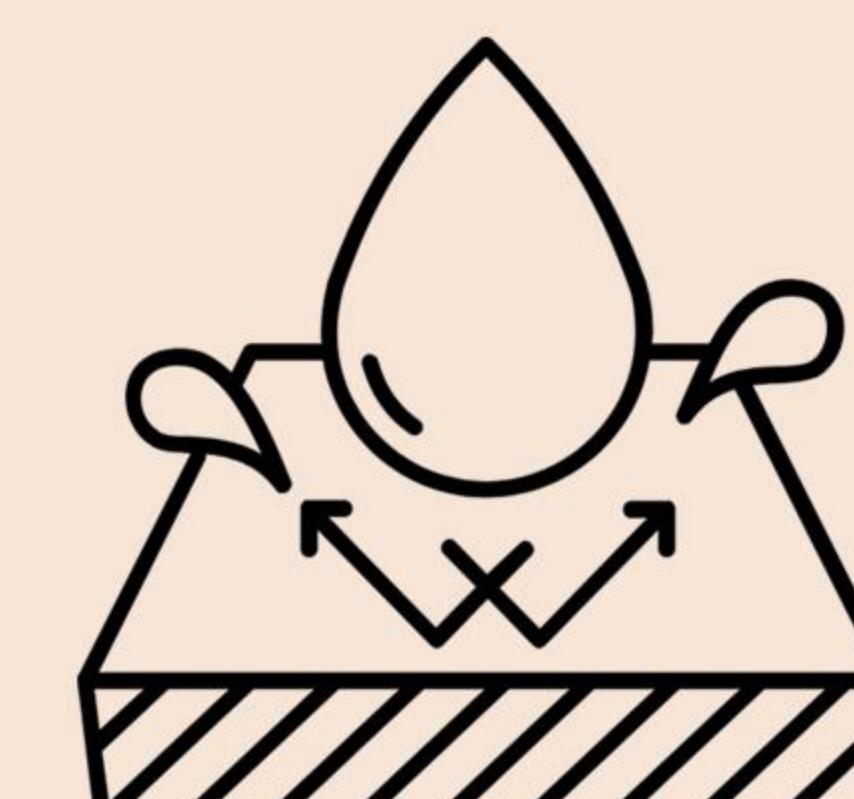
Chimney



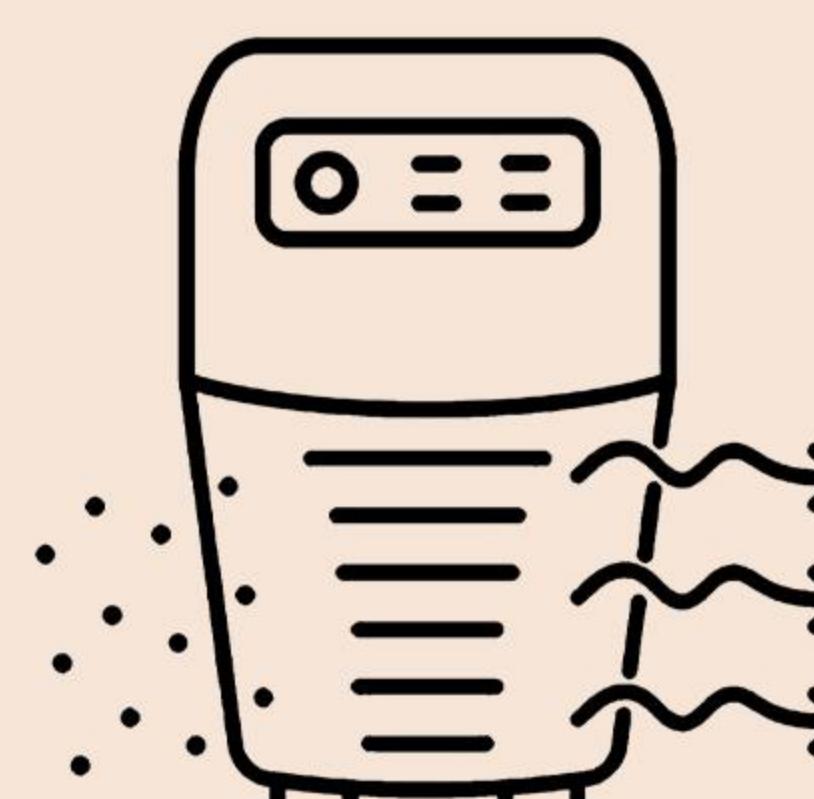
Microwave



Designer False Ceiling



Water Proofing



Air Purifier



Air Conditioners



Anti Termite Treatment





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