

SOVEREIGN PARK

Specifications Sheet · Sector 99, Gurgaon

SPECIFICATIONS: Apartment – C

STRUCTURE

RCC framed structure, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements. Combination of high rise & mid rise blocks.

PARKING

Provision for Residents parking in two level basements with elevator access from the apartment lobbies. Adequate parking for visitors on surface.

HIGH CEILINGS

Floor to floor heights of 3.3 mtrs. provided to ensure very comfortable clear heights and headroom in all apartments.

AIR CONDITIONING

Intelligent air-conditioning through energy efficient VRV / VRF systems in all bedrooms and living rooms.

ENVIRONMENT & CONSERVATION

Rainwater harvesting.

ELEVATORS

Spacious elevators with pleasing interiors. High speed elevators for high rise towers.

LIVING / DINING AREAS, LOBBIES / PASSAGE

| | |
|----------------------|--|
| Flooring | Polished imported marble. |
| Wall Finishes | Premium emulsion paint on plastered wall with punning or putty for level and smoothness. |

BEDROOMS

| | |
|----------------------|--|
| Flooring | High quality wooden flooring in all bedrooms. |
| Wall Finishes | Premium emulsion paint on plastered wall with punning or putty for level and smoothness. |

KITCHEN

| | |
|----------------------|---|
| Flooring | Matt finished ceramic tiles. |
| Wall Finishes | 2' high Ceramic tiles dado above counter level. Premium emulsion on plaster in remaining areas. |

| | |
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| Fitments | <p>The kitchen shall be fitted with fully furnished modular cabinets in aesthetically pleasing finishes and matching granite counter top. A double bowl sink, mixer, a cook top & a chimney installation will be provided.</p> <p>Provision for installation of Geyser and water purifiers by the owner.</p> <p>Provision for supply of Piped Natural Gas / LPG supply to the Kitchen.</p> |
|-----------------|--|

| TOILETS | |
|--|--|
| Flooring | Matt finished / anti-skid ceramic tiles. |
| Wall Finishes | Matt finished wall tiles up to Dado level. Premium emulsion on plastered surfaces above dado level. |
| Sanitary Ware | Wash Basin and European water closet (EWC) of reputed makes and brands. |
| C.P. Fittings & Accessories | <p>Single lever Basin Mixer, Concealed Shower mixer / diverter with bath spout and overhead shower, Health Faucet along with necessary angle valves etc. of reputed makes and brands.</p> <p>Glass Partition for shower area in toilets.</p> <p>All toilet floors provided with suitable and adequate water proofing treatment.</p> <p>Provision for installation of Geysers and exhaust fans by the owners.</p> |

| DOORS AND WINDOWS | |
|---------------------------------------|--|
| Main Entrance Door | Tall door (approximately 8'-0") with high quality finish and security latch. |
| Internal Doors | Tall door (approximately 8'-0"). Flush doors in aesthetically pleasing finishes. |
| Hardware | Locks, handles and knobs from reputed makes and brands. High quality steel / brass hardware. |
| Windows & External Glazing | Aluminum or UPVC frame windows with clear glass. |

| BALCONIES | |
|----------------------|--|
| Flooring | Matt finished / Anti Skid ceramic tiles. |
| Wall Finishes | Exterior grade paint on plaster. |

| SERVANTS ROOM | |
|----------------------|------------------------------|
| Flooring | Matt finished ceramic tiles. |
| Wall Finishes | Paint on Plaster. |

| SERVANT'S TOILET | |
|--|--|
| Flooring | Matt finished ceramic tiles. |
| Wall Finishes | Dado of glazed / matt finished ceramic wall tiles. (Paint on plastered surfaces above dado level for remaining areas). |
| Sanitary Ware | Wash Basin and European water closet (EWC) of standard makes. |
| C.P. Fittings & Accessories | Bib cock, pillar cock, ablution tap along with necessary angle valves etc. of standard makes and brands. |

EXTERNAL WALL FINISHES

External grade Anti Fungal / Anti Algal paint from reputed makes and brands.

ELECTRICAL WIRING AND INSTALLATIONS

| | |
|--------------------------------|---|
| Fixtures & Fittings | IS Compliant modular switches / sockets, switchgear and distribution boxes from standard makes and brand. |
| Wiring | IS compliant copper wiring in concealed conduits. Adequate provision for light points, fan points, receptacles and power points in all rooms. |

PLUMBING

IS Compliant CPVC water supply pipes with standard valves and accessories.

IS Compliant PVC waste pipes and traps.

POWER BACK UP

Adequate power backup shall be provided for apartments.

SAFETY AND SECURITY

| | |
|-------------------------------|--|
| Gated Complex | Gated community with perimeter wall or fence for security. Guard posts on Entrance & Exit with 24hrs. security and CCTV surveillance. App based visitor management system. |
| Lobby Level | Biometric access at lobby level. |
| Fire & Life Safety | Advanced fire detection and fire suppression systems in compliance with Fire and life safety codes, including fire detectors, sprinklers and fire hose reels. Provision of two staircases in each block for evacuation. |

Disclaimer:

- Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. Marble being a natural material has intrinsic distinctiveness of color and grain. The Applicants / Allottees do not bear any right to raise any objections in this regard.
- The developer reserves the right to provide window or split air-conditioners in specific areas or room where air-conditioning through VRV / VRF systems is not feasible.
- Glass partition may be omitted if there are space constraints in some toilets.
- Height of internal doors refers to the masonry opening of the doorways and may be reduced to approximately 7'-0" in certain rooms.

SPECIFICATIONS: Apartment – R

STRUCTURE

RCC framed structure, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements. Combination of high rise & mid rise blocks.

PARKING

Provision for Residents parking in two level basements with elevator access from the apartment lobbies. Adequate parking for visitors on surface.

HIGH CEILINGS

Floor to floor heights of 3.3 mtrs. provided to ensure very comfortable clear heights and headroom in all apartments.

AIR CONDITIONING

Intelligent air-conditioning through energy efficient VRV / VRF systems of specified capacity (Approximate capacity of the outdoor unit = 12 HP).

ENVIRONMENT & CONSERVATION

Rainwater harvesting.

ELEVATORS

Spacious elevators with pleasing interiors. High speed elevators for high rise towers.

LIVING / DINING AREAS, LOBBIES / PASSAGE

| | |
|----------------------|---|
| Flooring | RC concrete slab with 50 mm flooring margin to receive flooring of choice by apartment owner. |
| Wall Finishes | Gypsum leveled walls. |

BEDROOMS

| | |
|----------------------|---|
| Flooring | RC concrete slab with 50 mm flooring margin to receive flooring of choice by apartment owner. |
| Wall Finishes | Gypsum leveled walls. |

KITCHEN

| | |
|----------------------|---|
| Flooring | RC concrete slab with 50 mm flooring margin to receive flooring of choice by apartment owner. |
| Wall Finishes | Plastered walls. |
| Provisions | Provision for installation of geyser and water purifiers by the owner. |

TOILETS

| | |
|----------------------|---|
| Flooring | RC concrete slab with margin for waterproofing and flooring by the apartment owner. |
| Wall Finishes | Plastered walls. |
| Provisions | Plumbing for installation of sanitary fittings and C.P. fittings by the apartment owner. Electrical points for installation of geysers and exhaust fans by the owners. |

DOORS AND WINDOWS

| | |
|---------------------------|--|
| Main Entrance Door | Tall door (approximately 8'-0") with high quality finish and security latch. |
|---------------------------|--|

| | |
|---------------------------------------|--|
| Internal Doors | Tall door (approximately 8'-0"). Flush doors in aesthetically pleasing finishes. |
| Hardware | Locks, handles and knobs from reputed makes and brands. High quality steel / brass hardware. |
| Windows & External Glazing | Aluminum or UPVC frame windows with clear glass. |

BALCONIES

| | |
|----------------------|--|
| Flooring | Matt finished / Anti Skid ceramic tiles. |
| Wall Finishes | Exterior grade paint on plaster. |

SERVANTS ROOM

| | |
|----------------------|------------------------------|
| Flooring | Matt finished ceramic tiles. |
| Wall Finishes | Paint on Plaster. |

SERVANT'S TOILET

| | |
|--|--|
| Flooring | Matt finished ceramic tiles. |
| Wall Finishes | Dado of glazed / matt finished ceramic wall tiles. (Paint on plastered surfaces above dado level for remaining areas). |
| Sanitary Ware | Wash Basin and European water closet (EWC) of standard makes. |
| C.P. Fittings & Accessories | Bib cock, pillar cock, ablation tap along with necessary angle valves etc. of standard makes and brands. |

EXTERNAL WALL FINISHES

| | |
|--|--|
| | External grade Anti Fungal / Anti Algal paint from reputed makes and brands. |
|--|--|

ELECTRICAL WIRING AND INSTALLATIONS

| | |
|--------------------------------|---|
| Fixtures & Fittings | IS Compliant modular switches / sockets, switchgear and distribution boxes from standard makes and brand. |
| Wiring | IS compliant copper wiring in concealed conduits. Adequate provision for light points, fan points, receptacles and power points in all rooms. |

PLUMBING

| | |
|--|--|
| | IS Compliant CPVC water supply pipes with standard valves and accessories. |
| | IS Compliant PVC waste pipes and traps. |

POWER BACK UP

| | |
|--|---|
| | Adequate power backup shall be provided for apartments. |
|--|---|

SAFETY AND SECURITY

| | |
|-------------------------------|--|
| Gated Complex | Gated community with perimeter wall or fence for security. Guard posts on Entrance & Exit with 24hrs. security and CCTV surveillance. App based visitor management system. |
| Lobby Level | Biometric access at lobby level. |
| Fire & Life Safety | Advanced fire detection and fire suppression systems in compliance with Fire and life safety codes, including fire detectors, sprinklers and fire hose reels. Provision of two staircases in each block for evacuation. |

Disclaimer:

- Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. Marble being a natural material has intrinsic distinctiveness of color and grain. The Applicants / Allottees do not bear any right to raise any objections in this regard.
- The developer reserves the right to provide window air-conditioners in specific areas where split air-conditioners are not feasible.
- Height of internal doors refers to the masonry opening of the doorways and may be reduced to approximately 7'-0" in certain rooms.
- Any modifications to the internal placement of the indoor units or routing of cables & piping can only be done through developer's vendor upon approval by the developer's design team.
- Approximate capacity of the outdoor unit = 12 HP.

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