





MAJOR APORANTA

20'-0" WIDE ROAD

46'-6"



46'-4"

65'-9"

 GROUND FLOOR PLAN

20'-0" WIDE ROAD

46'-6"

67'-1"



46'-4"

65'-9"



1ST - 8TH FLOOR PLAN

ENGINEERING FEATURES

Architectural plan and structural design to be prepared by reputed and professional consultant.
Structural design parameters based on American Concrete Institute (ACI) and American Society for Testing Materials (ASTM) codes.
Heavy reinforce cement concrete foundation.
Systematic structural combination of steel reinforced concrete frames and shear wall core.
Floor slabs all reinforce Cement concrete.
Sub-soil investigation and soil composition comprehensively by latest testing equipment and laboratory techniques.
Comprehensive section by section checking and testing of all steel reinforcement by professional Designers and supervising engineers.
Direct supervision at every stage of construction by a team of experienced and qualified professional to ensure highest quality of workmanship.

Supervision

Experienced engineers will supervise directly at every stage of construction to ensure highest quality workmanship.
Full supervision and quality assured by the experts who have many years of practical experience on supervision and quality control of a numerous residential & commercial building projects.
One or more Degree of Diploma Engineer (s) will be engaged for full time supervision.

APARTMENT FEATURES

Doors:

Decorative solid Teak wood / Imported door for main entrance.
Door lock with handle.
Check viewer.
Calling bell switch of good quality.
Apartment number plate.
Safety chain opening lock.
Internal door frame will be made of Teak Chamblee.
Best Quality Teak Chamblee flash Door (OTOBI / PARTEX) shutter including mortise lock & tower bolt with French polish for internal door shutter.
Laminated veneered flush Door shutter including mortise lock & tower bolt for all bath room.
Only Handle & tower bolt for Verandah Door shutter.

Windows:

Aluminum sliding windows with mosquito net provision at external window.
Rain water barrier in external window.
Standard safety Grill of (12mm x 12mm) MS Solid squire bar in all windows with matching enamel paint.

Walls:

All internal & external walls will be 10" / 5" thick with 1st class bricks as per architectural Drawing.
Smooth finish walls with plaster.
Wall surface will be finished with smooth plaster and plastic paint.

Room Finishes:

Mirrors polish (24"X24") floor tiles in all rooms.
Plastic paint in all internal walls and ceilings (Burger/Elite/Asian/equivalent).

Verandah:

Verandah railing will be as per Architectural design.
Rain water barrier in al verandah.
Mirrors polish floor tiles (24"X24").

Painting & Polishing:

Plastic paint in all internal walls (Burger/Elite/Asian/equivalent).
French polish in door frames and shutters.
All grill, railing and metallic surfaces will be painted with enamel paint.
Weather coat at exposed surface of building (Burger/Elite/Asian/equivalent).

Bathrooms:

Shower tray in Master bath.
RAK/Great wall/Sun power/Mir/equivalent ceramic wall tiles (10"X16") up to false slab height in all baths wall & (10"X16") size tiles up to 5'-0 height in servant bath.
Standard quality commode and basin in all bath rooms of RAK/equivalent (excluding servant bath).
Long pan with plastic lowdown in Servant toilet of RAK/Asian/equivalent.
Standard quality soap Cases, Towel Rail, paper holder, Glass shelf will be the best quality local made at all bath rooms Homogeneous floor tiles in all Bathrooms (12"X12") of (RAK/Great wall/Sun power/Mir/equivalent) tiles with matching wall bath.
Provision for hot and cold water in Master Bath.
Provided Twin Bib cock with Push Shower for all bath excluding Servant bath.
All C.P. Fittings will be NAZMA / equivalent.
One (01) two pin 5A socket at M. Bath.
(24"X24") size mirror with overhead lamps at M. Bath & (18"X24") size mirror with overhead lamps at other bathrooms (except S. Bath).
Grating in all bath rooms & Kitchen. Cockroach grating in M. Bath.

Electrical:

Best quality fire proof wires (BRB/Paradise/Singer/equivalent).
Imported switches and Sockets (MK Type-Singapore).
Separate electric distribution box for each Apartment.
All power outlets with earth connection.
Telephone Sockets in Master Bed and living room.
Connected intercom line.
Connected satellite TV Cable in the living, Family living room and Master Bedroom.
AC provision for Master Bed and child bed.
Emergency light & fan point at M.Bed C.Bed G.Bed living & Dining , and only one light point at each bath room and kitchen.

Kitchen Features:

Concrete platform with granite top for sink & gas burner.
One high polished stainless steel sink with mixture (Turkey/Malaysia/Thailand/ equivalent).
Concealed hot & cold water line.
Exhaust Fan located at any suitable place.
Homogeneous floor tiles (24"X24") (RAK/Great wall/Sun power/Mir equivalent)
Glazed wall tiles (10"X16") up to full height (RAK/Great wall/ Sun power/ Mir/equivalent).

GENERAL FEATURES

Building Entrance:

Secured decorative MS gate with proper lighting system as per elevation and perspective of the building.
Attractive apartment logos.
Comfortable internal driveway.
Separate mail box.
Guard post.

Reception Lobby:

Reception desk with intercom set.
Tiled floor in reception area.
Intercom system to connect each apartment.
Security guards & drivers waiting room and toilet.

Lift Lobbies & Staircases:

One 6 (six) passengers capacity lift (Asian/European standard).
Specious tiled lift lobby in each floor.
Tiled main staircase with adequate lighting.
Fire protection feature on staircases.
Generators:
One residential standby Generator will be provided (Cummins/Jhonson/Deutz/ equivalent).
Generator will serve lift, water pump, stairs, community room & all emergency points n case of power failure.

Parking:

Enough parking spaces on the ground floor & basement the parking spaces will be reserved through marking the respective apartment numbers.
Specious and comfortable internal driveway.
Drivers waiting room with toilet.

Sub-Station & Water Pump:

A sub-station will be provided on the ground floor with the required capacity.
Sub-station equipment will be best quality (local standard).
Two (2) water lifting pump with auto-change over switch (one-service & another standby) Pedrollo /Saer/ equivalent).
MS sliding security gate with mesh for proper ventilation of Electro-Mechanical Room.

Utility Connection:

Gas pipeline connection from Titas Distribution System in each apartment.
Each apartment will have independent Electric Meter.

Roof Top:

Water treatment Plant will be provided on the roof top.
Lime terracing of adequate thickness for protection against over heating.
Cloth drying area and garden.
Children play area.

N.B : No responsibility of the Developer to delay the connection of Water, Gas & Electricity Due to any Govt. declaration.