K-RERA / PRJ / KKD / 065 / 2023

# C1

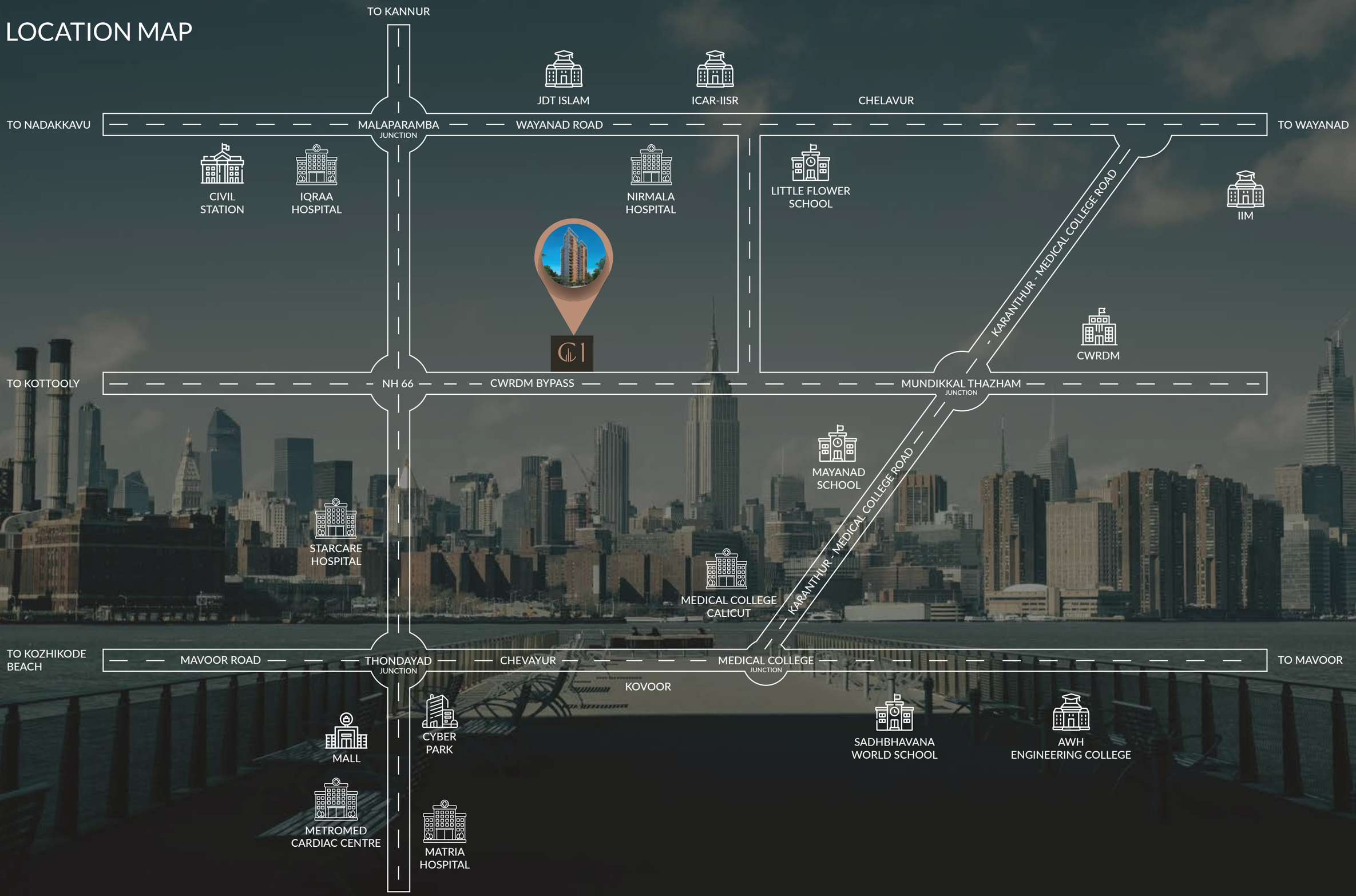
CAPKON

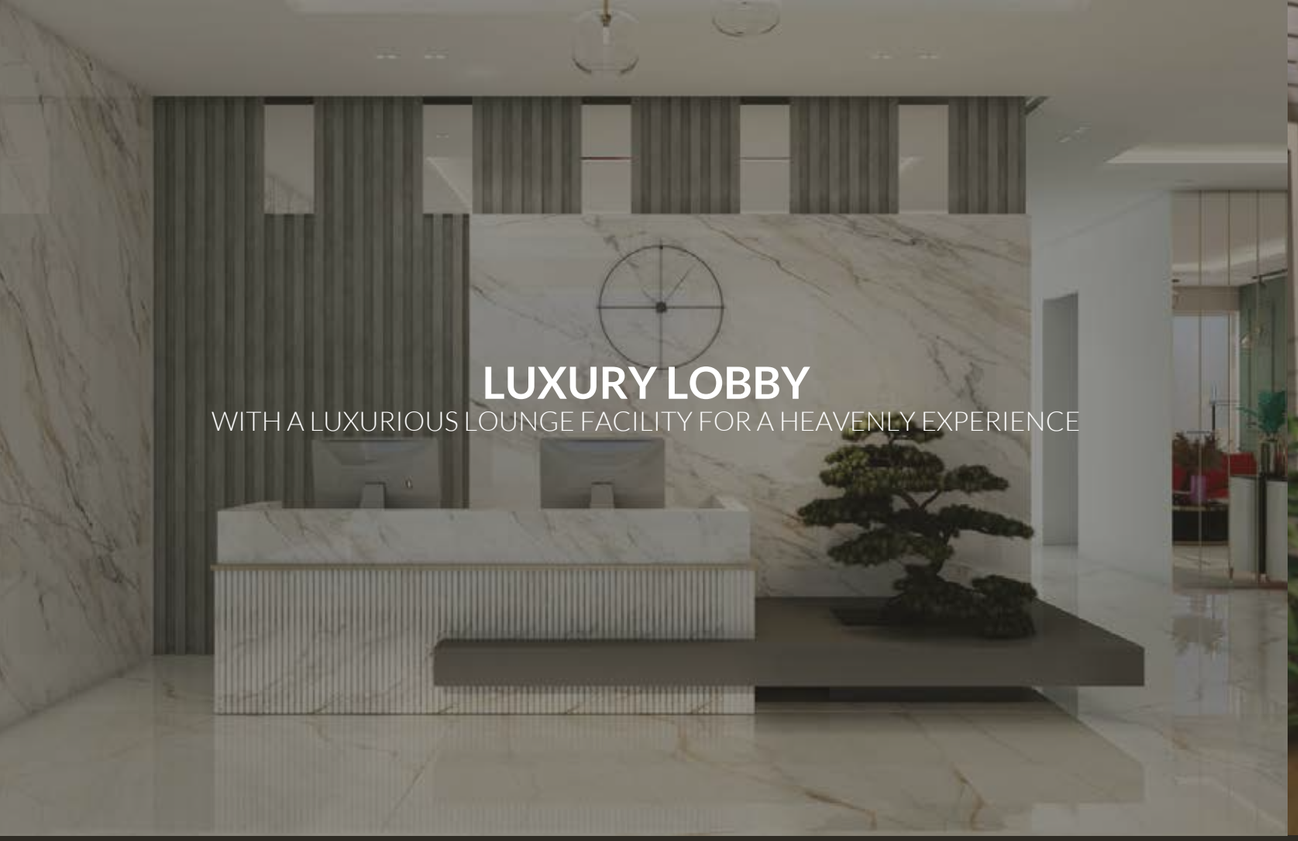
PASSION MEETS PRECISION

# A NEW WAVE OF LIVING

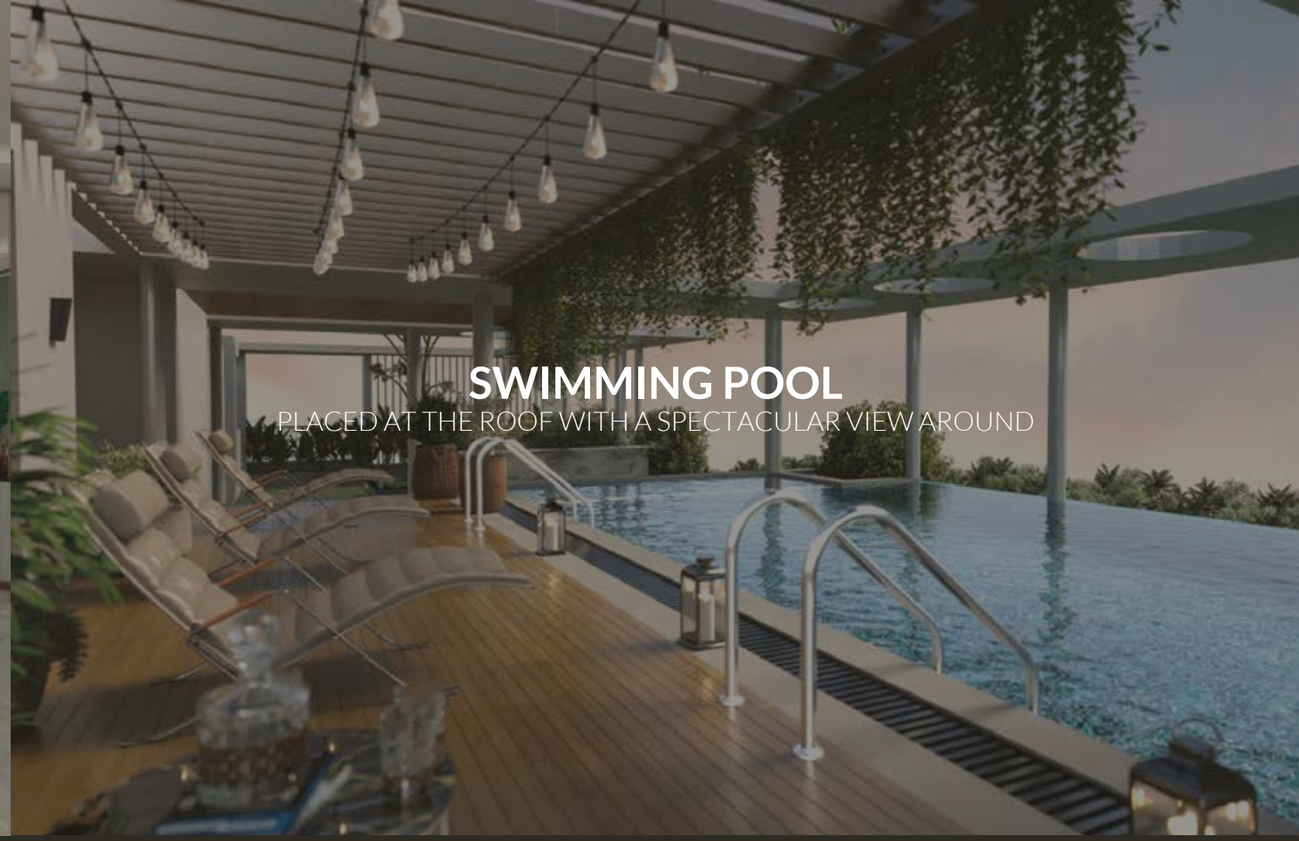


# LOCATION MAP





## LUXURY LOBBY
WITH A LUXURIOUS LOUNGE FACILITY FOR A HEAVENLY EXPERIENCE

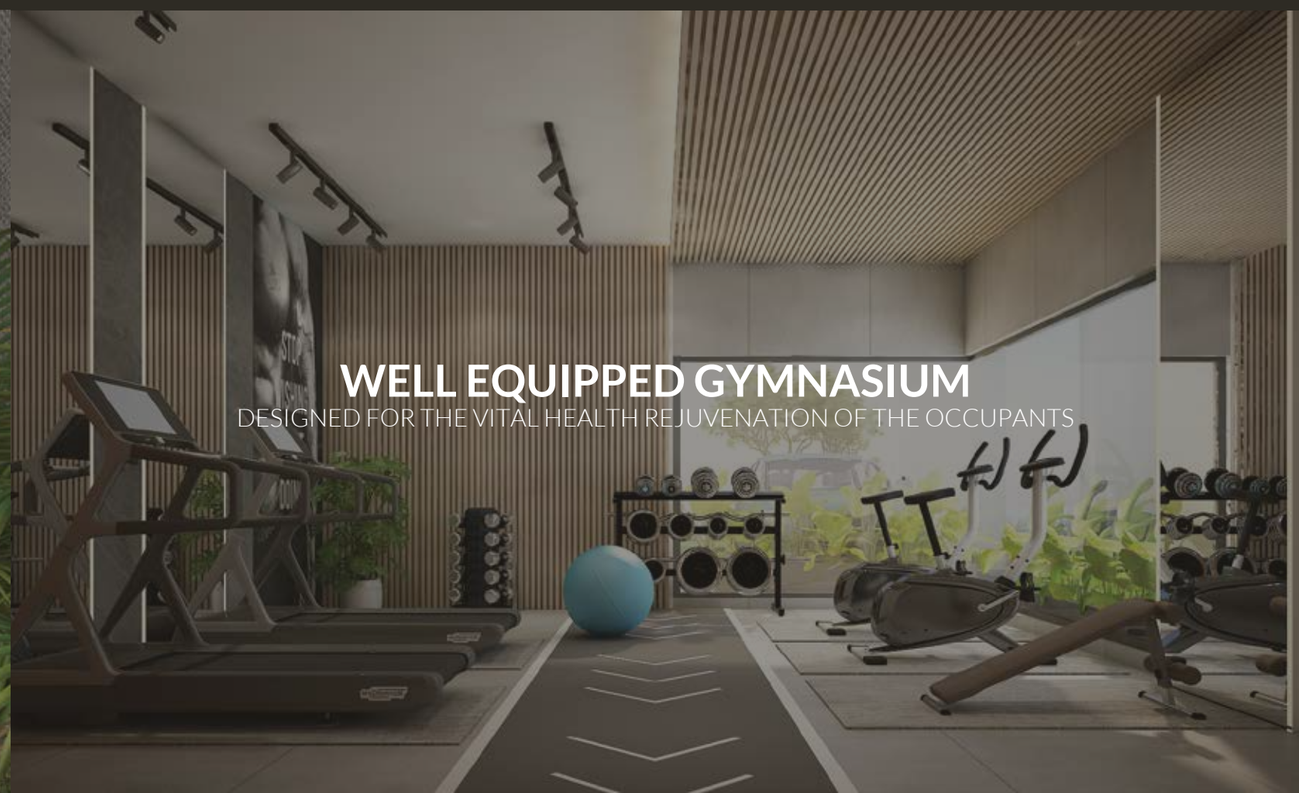


## SWIMMING POOL
PLACED AT THE ROOF WITH A SPECTACULAR VIEW AROUND

AMENITIES



## ASSOCIATION ROOM
PERFECT FOR A QUICK GATHERING



## WELL EQUIPPED GYMNASIUM
DESIGNED FOR THE VITAL HEALTH REJUVENATION OF THE OCCUPANTS

# SPECIFICATIONS

## STRUCTURE:

- Seismic Zone III – compliant RCC framed structure
- Masonry with standard solid concrete blocks as per specification.

## ELECTRICAL:

- Concealed conduits with high grade copper wires connections \ FRC branded cables with adequate points for power & lighting.
- A/C provision for all bedrooms and geyser point in master bed toilet.
- Modular switches
- Centralized cabling for FTTH/CORE/INTERCOM/DTH
- Adequate illumination for common area as per requirement

## FLOORING – COMMON AREAS:

Entrance Lobby & Lounge:

- Granite / Imported Marble finish

Common Lobby:

- Premium quality vitrified tile flooring.

## FLOORING – APARTMENT:

Apartment area:

- Premium quality vitrified tile flooring for entire apartment except balcony & toilets.

Balcony / Toilet:

- Premium quality anti skid-tiles done with tile spacer.

Bathrooms:

- Premium quality designer tile dado up to false ceiling done with tile spacer

## DOORS AND WINDOWS:

- Main door – Pre hung veneer flush door with branded hardware & Digital / Biometric Lock.
- Toilet door-Pre hung flush door with branded hardware.
- Bed room doors - Pre hung flush door with branded hardware.
- Windows – clear glazed aluminum windows with shutters in  track sliding system







## PAINTING:

- Durable exterior grade paint as per specification/design intent.
- 2 coat Premium quality emulsion over 2 coats of putty and 1 coat of primer for all internal walls.
- 2 coat Premium quality emulsion over 1 coat of putty and 1 coat of primer for all internal ceilings.

## KITCHEN & UTILITY:

- Semi furnished kitchen with granite work top, sink and provision for water purifier.
- Glazed tile dado above work top.
- Provision for washing machine.

## SANITARYWARE:

- Sanitary ware – white color premium branded Wall mount EWC with concealed flush tank Premium Wash basin, and other accessories.
- CP fittings – Premium branded cp fittings, concealed diverter and other accessories.

## STANDBY POWER & GENERTOR:

- DG back-up for lifts, pumps & common area.
- Sufficient power back up for Apartment

## COMMON AMENITIES:

- Covered car parking on ownership basis.
- Recreation area with Swimming pool.
- Fire protection systems as per Govt standards.
- High speed lifts.
- Provision for KWA\JAICA water supply scheme.
- Underground & overhead storage tanks of suitable capacity.
- Safe, environment friendly Sewage Treatment Plant ( STP ) with ultra filtration plant.
- Water metering facility for apartments.

## HANDRAILS:

- Balcony Handrail:

  SS Handrail  With toughened glass.
- Stair Handrail:

  SS Handrail with glass in main lobby.

  M S Handrail in all other floors.

## SECURITY/SAFETY:

- CCTV Coverage
- Intercom facility for all apartments







# BASEMENT 2


RAMP TO 2ND BASEMENT LVL
SERVICE AREA
V1
V2
V3
54
55
56
53
DRIVEWAY 4 M WIDE
FIRE MAN'S ROOM
LIFT LOBBY
LIFT 1
LIFT 2
52
V4
DRIVEWAY 4 M. WIDE
RAMP TO 1ST BASEMENT LVL
51
50
49
48
47
V5
DRIVEWAY 4.1 M WIDE
40
42
V6
38
39
41
43
44
45
46

# BASEMENT 1


RAMP TO 2ND BASEMENT LVL
37
36
35
34
33
32
31
30
DRIVEWAY 4 M WIDE
28
PD
SERVICE ROOM
SERVICE
LIFT LOBBY
29
LIFT 1
LIFT 2
DRIVEWAY 4 M WIDE
RAMP TO 1ST BASEMENT LVL
27
V7
26
25
24
23
DRIVEWAY 4 M WIDE
14
15
16
17
18
19
20
21
22

# GROUND FLOOR



# TYPICAL FLOOR PLAN

## TYPE A

**SUPER BUILT UP AREA : 1383**

## TYPE B

**SUPER BUILT UP AREA : 1383**




## TYPE D

**SUPER BUILT UP AREA : 1766**

## TYPE C

**SUPER BUILT UP AREA : 1766**

# TYPE - A
# 2 BHK




TYPE-A

| | |
|---|---|
| CARPET AREA (AS PER RERA) | : 922 |
| BALCONY AREA | : 79 |
| PLINTH AREA | : 1107 |
| **SUPER BUILT UP AREA** | **: 1383** |

# TYPE - B
# 2 BHK




TYPE-B

| | |
|---|---|
| CARPET AREA (AS PER RERA) | : 922 |
| BALCONY AREA | : 79 |
| PLINTH AREA | : 1107 |
| **SUPER BUILT UP AREA** | **: 1383** |

# TYPE - C
# 3 BHK




| | |
|---|---|
| CARPET AREA (AS PER RERA) | : 1191 |
| BALCONY AREA | : 95 |
| PLINTH AREA | : 1413 |
| **SUPER BUILT UP AREA** | **: 1766** |

# TYPE - D
# 3 BHK




| | |
|---|---|
| CARPET AREA (AS PER RERA) | : 1191 |
| BALCONY AREA | : 95 |
| PLINTH AREA | : 1413 |
| **SUPER BUILT UP AREA** | **: 1766** |

# TERRACE FLOOR PLAN




STOP
WISHING
START





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# CAPKON

PASSION MEETS PRECISION

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