

Life by the Whispering Waters



Front View



Right View



Left View



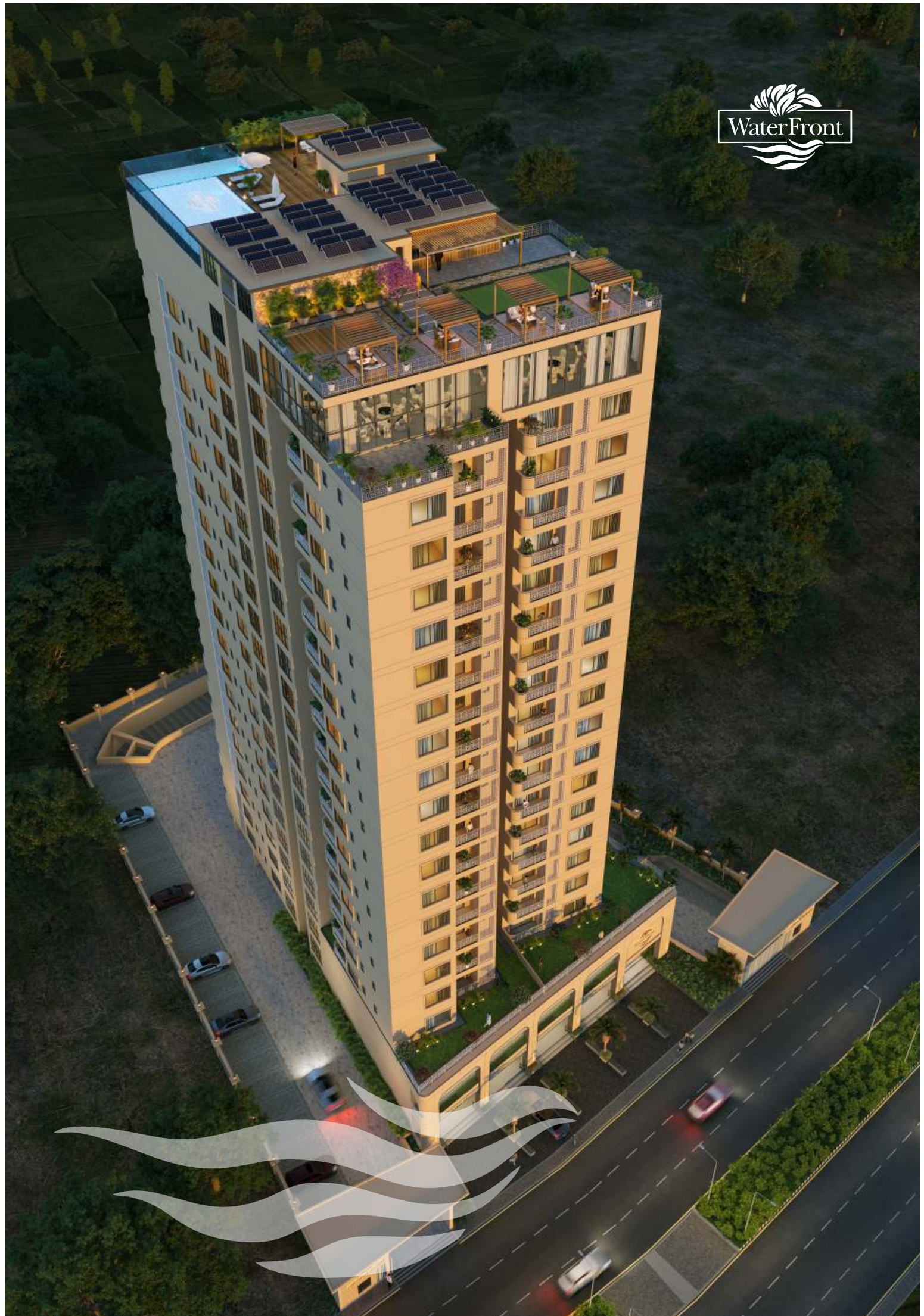
Back View











Entrance

An Entrance That
Sets the Tone



Reception Area

Where Warm
Welcomes Begin



Guest Room
Comfort Meets
Entertainment



Bathroom
Designed for
Fresh Starts



Mini Theatre
Your Private Cinema
Experience Awaits



Kids Play Area

Play, Learn, and
Grow Together



Recreation Room

The Heart of
Good Times



Gym

Transform your
body, own your life



PUSH
yourself



Swimming Pool

Crystal-clear waters
await you



Swimming Pool

Your Daily Escape
Awaits



Dine on Terrace
Where Nature Meets
Fine Dining



Poolside View

Lounge in Style,
Poolside



Party Hall

Your Ultimate
Party Destination



Amenities



**Gated Residential
Project**



**Double height
Grand Entrance
Lobby**



**Guest Waiting
Area at Lobby**



**High Speed
Elevators**



**Basement
Parking**



**Kids Play
Area Room**



Library



**Snooker / Pool
Table**



Game Zone



Party Hall



Mini Theatre



Gym



2 Guest Rooms

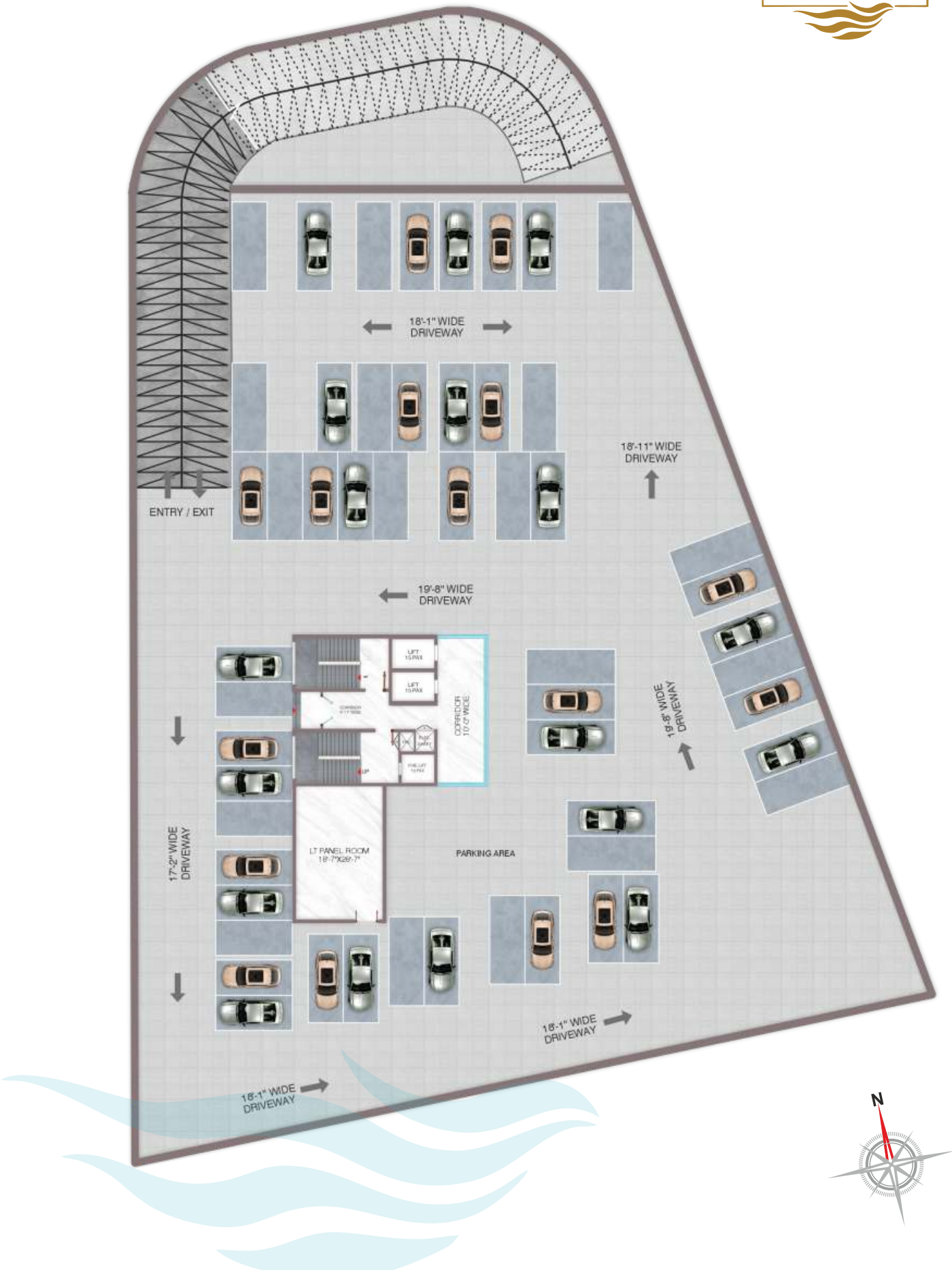


**Infinite
Swimming pool**



Terrace Garden

Basement Floor Plan



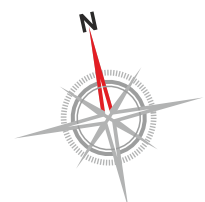
Ground Floor Plan



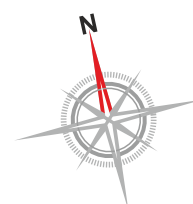
First Floor Plan



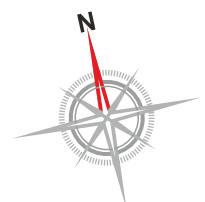
Typical Floor Plan



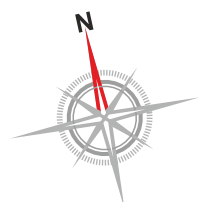
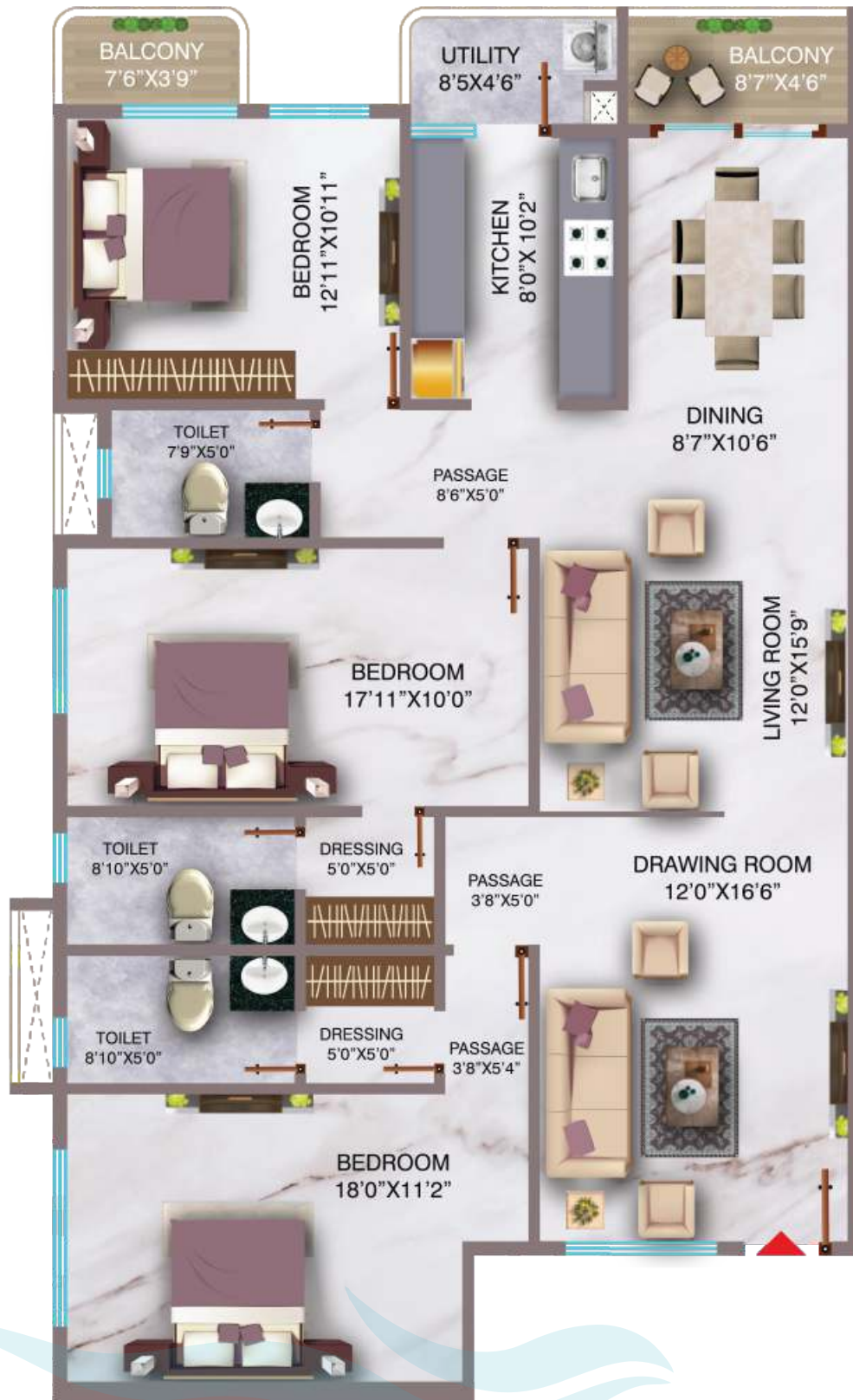
Amenity Floor Plan (19th Floor)



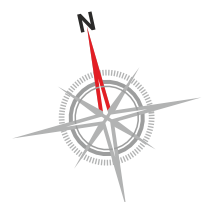
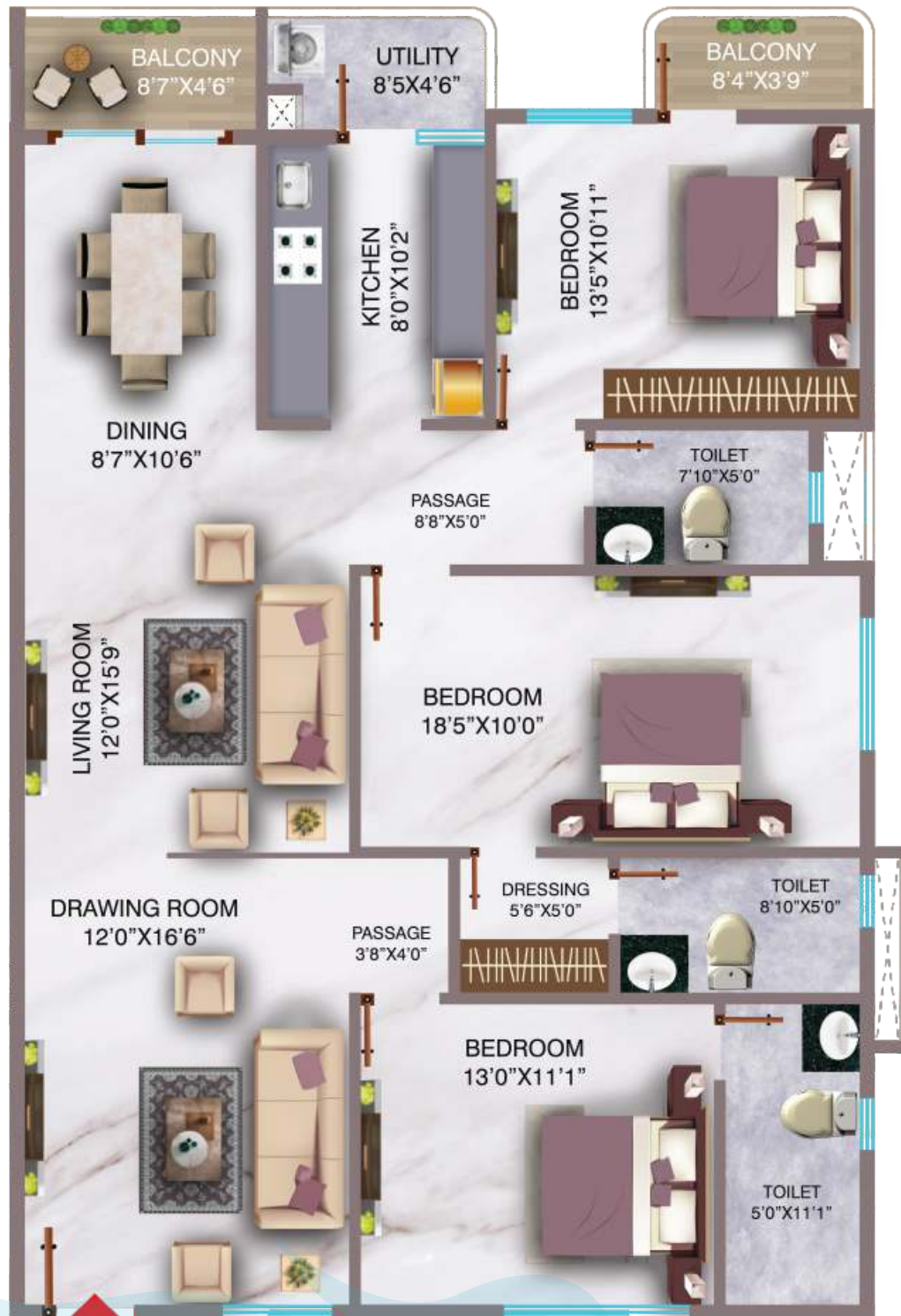
Terrace Floor Plan (20th Floor)



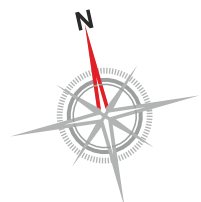
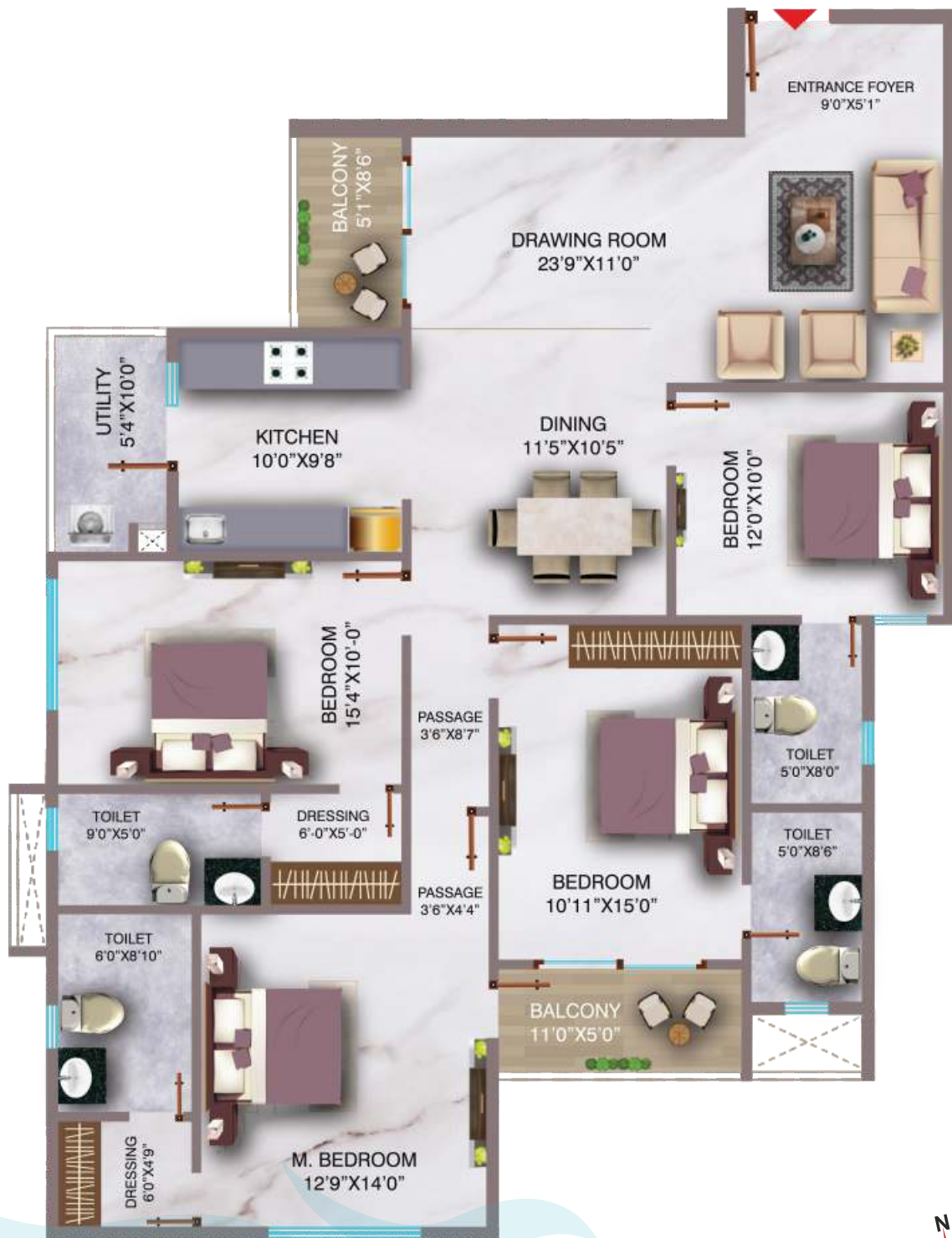
UNIT 1 3-BHK



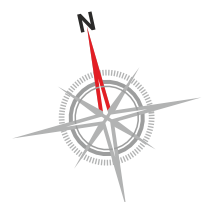
UNIT 2 3-BHK



UNIT 3 4-BHK



UNIT 4 3-BHK



Specification



STRUCTURE

Earth Quake Resistant Foundation with RCC framed structure.

DOOR & WINDOWS

All Main Doors and Internal Door Heights will be 8 (Eight) Feet

MAIN DOOR

Indian Teak wood frame Section of Size 5" X 2'6" with two sides veneered door with melamine polishing / Laminated door and hardware of Stainless steel and Locks (Europa / Godrej / Dorset) or Electronic Lock of reputed brand make (Godrej, Ozone, Yale or equivalent).

INTERNAL DOORS :

Indian GMT / African (Teak wood) / WPC frame section of size 5" X 2'6" with designer flush doors with two sides Laminate and hardware of Stainless steel and Lock (Europa / Godrej / Dorset).

BALCONIES & UTILITY :

French doors / UPVC sliding door with glass with suitable finishes as per design with Provision for mosquito mesh track.

TOILET DOORS :

Indian GMT / African (Teak wood) / WPC frame section of size 5" X 2'6" with designer flush doors with two sides Laminate and hardware of Stainless steel and Lock (Europa / Godrej / Dorset).

WINDOWS :

Branded UPVC Window with Glass and provision for mosquito mesh track

PAINTING

INTERNAL : 2 coat of Birla Wall care putty and 1 coat of primer

EXTERNAL : Texture finish exterior paint

OTHER AREAS : Birla Wall care putty with Acrylic Plastic Emulsion Paint.

FLOORING AND DADOING TILES

DRAWING LIVING & DINING : 800 MM X 1600 MM VITRIFIED TILE of Premium make with skirting.

ALL BEDROOMS : 600 MM X 1200 MM VITRIFIED TILE of Premium make with skirting.

BALCONIES : 200 MM X 1200 MM Rustic/Anti-skid, acid Resistant vitrified tiles of Premium make with skirting

Balconies to have Designer Painted MS Railings.

KITCHEN : 600 MM X 1200 MM VITRIFIED TILE of Premium make with skirting.

KITCHEN COUNTER : Granite platform and Nirali or equivalent make stainless steel sink. Provision for fixing R.O system.

UTILITY BALCONY : 600 MM X 600 MM VITRIFIED TILE of Premium make for floor and dado up to 3 Feet.

BATHROOMS : Full height 600 MM X 1200 MM Vitrified Tiles, acid resistant tiles of Premium Make for wall. 600 MM x 600 MM anti skid vitrified tiles for Floor. Wash basin with granite countertop in all bathrooms.

C.P. FITTINGS & SANITARY FITTINGS

- All sanitary fixtures of superior Jaquar or Kohler or equivalent make.
- Wall mounted EWC of Jaquar or Kohler or equivalent make with concealed Flush tank.
- Single/Double lever diverter with Wall mixer cum shower of Jaquar or Kohler or equivalent make.
- Separate overhead water tank of sufficient capacity for treated water.
- All CP fittings are of superior quality and chrome plated of Jaquar or Kohler or equivalent make.
- Provision for fixing of Geysers in all bathrooms
- Wash Basin with Pillar Cock in all Bathrooms e phase power supply for each unit with individual meter boards.

Specification



ELECTRICALS

- Concealed copper wiring of Havells / Finolex / Polycab or equivalent make.
- Modular switches of Legrand / Havells or Equivalent make.
- Power outlets for air conditioners (All Bedrooms, Living, Dining & Drawing).
- Provision for FTH connection in every Apartment.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Provision of fixing Exhaust fan in kitchen.
- Power plug for cooking range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in kitchen and Washing Machine in utility area.
- Three phase power supply for each unit with individual meter boards.
- Miniature Circuit Breakers (MCB) of Legrand or Schneider or Havells or Equivalent make.

SPECIFICATION, AMENITIES & FACILITIES IN COMMON AREAS

ENTRANCE LOBBY

Triple-height entrance lobby meticulously crafted to offer an unforgettable first impression and thoughtfully designed to welcome, inspire, and impress.

STAIRCASE/CORRIDOR

Designer Flooring in Passages in combination of Granite & Vitrified tiles with MS Painted Railings. INTERNET/ DOOR MANAGEMENT / SECURITY

- FTTH connection to every home.
- Wi-Fi internet Provision on Amenity Floor.
- Sophisticated round the clock security system.
- Surveillance cameras of High resolution at the main Security Gate, Entrance and Exit points of the Tower, Amenity Floor, Ground floor Lobby's, Basement & Ground Floor Parking Area, etc (as per architect's design).
- Separate Boom barriers at Entry & Exit for vehicle for Residential Tower.

LIFTS

- Two High speed automatic Passenger Lift for Residents and Guests of 15 Person Capacity in Residential tower of KONE / JOHNSON / SCHINDLER or equivalent make with premium aesthetic looks (Interiors & Exteriors).
- One Separate Staff & Workers Lift / Fire Lift of 10 Person Capacity in Residential tower of KONE / JOHNSON / SCHINDLER or equivalent make.

PARKING

Parking in Basement & Stilt
Provision for EV charging point in Basement.

Parking Management

- Entire parking is well designed to suit the requisite number of car parks as per the government norms.
- 2 Car parks for every 3 BHK and 3 car parks for every 4 BHK flat of Residential area.
- Provision of signages at required place for ease of driving.

CAR WASH FACILITY

Provision for car wash facility at Basement parking area.

SOLAR FOR COMMON AREAS

Solar Power Back up for Common Areas of the building

GENERATOR

- 100% DG set backup with acoustic enclosure & AMF panel provided for common areas & Lifts.

LANDSCAPING & WATER BODIES

- Landscaping in the setback areas wherever feasible.
- Water fountains with lightings.
- BUILDING ENTRANCE LOBBY
- Building Entrance Lobby / Reception Lobby - Italian Marble flooring.
- Provision of Security Guard at Entrance Lobby.
- Waiting area in Entrance Lobby.

Specification



ELECTRICAL METERS

- Individual 3 Phase Electrical Meter will be provided for each apartment, Club house & Common areas.
- Required capacity of transformers as per the standards and power supply cables up to each floor unit as per load details with separate distribution board.

EXTERNAL & COMMON AREA LIGHTING

Light posts and LED lights (Havells, Luker, Casa, Syska or equivalent make) fittings in setback and landscaping areas and sufficient Lights in staircase & corridor areas.

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all-round the plot

OTHERS

- Exclusive overhead water Tank of sufficient capacity for treated water.
- FHC in all floors and basements as per Fire Norms.
- Fire alarm in all floors and parking area (basements) as per Fire Norms
- Separate Toilets & bathrooms to be provided for Security, Servants and Drivers.
- Full fledge firefighting system as per standards and Fire Norms.
- Separate Drivers waiting Room on Ground Floor
- Laundry Room.
- Car parking to be allotted with flat booking.
- Rain water harvesting as per norms.
- Water Fountain.
- Common area lights with motion sensor.

Note: Developer is entitled to use equivalent make / brand of superior quality in the specifications and materials mentioned above.

AMENITIES IN RESIDENTIAL TOWER

SWIMMING POOL

Outdoor Swimming Pool on Terrace Floor with separate changing rooms and toilets for MEN & WOMEN. Well designed deck area beside Swimming Pool.

INDOOR GAMES ROOM

Indoor Games room with Pool Table, Table Tennis Table, Carrom Board to be provided on Amenity Floor.

KIDS PLAY AREA

Separate Kids room with games and slides to be provided on Amenity Floor.

GUEST ROOMS

Two Furnished Guest Rooms with Air Conditioner and attached Toilets to be provided on Amenity Floor.

MINI THEATRE

Air-Conditioned Mini Theatre with Projector and Sound System to be provided on Amenity Floor.

PARTY HALL

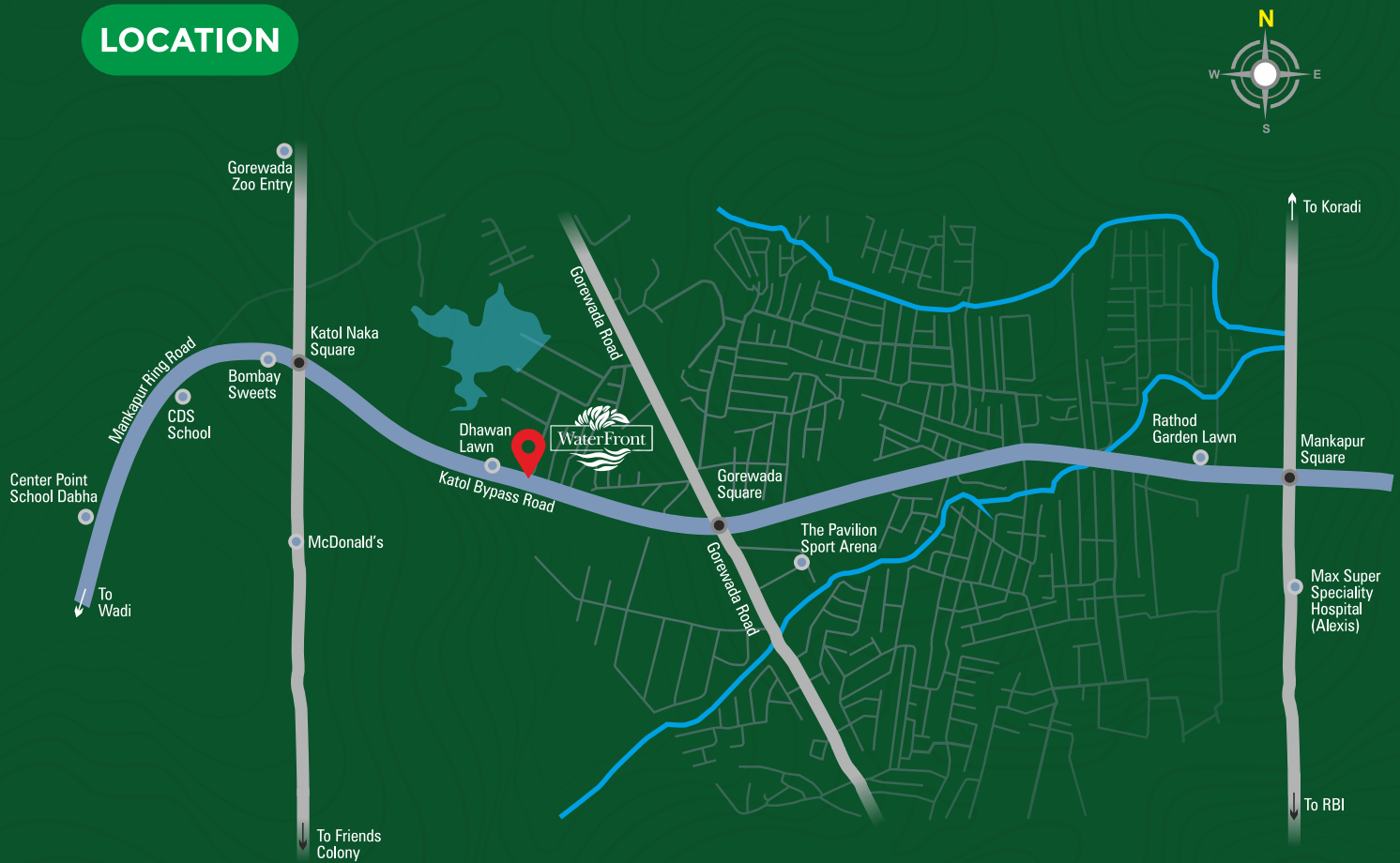
Air-Conditioned Party hall to be provided on Amenity Floor.

GYM

Air Conditioned well equipped GYM on Terrace Floor with Music System to be provided on Terrace Floor.



LOCATION



Scan For Site Location

CREDITS

Architectural Consultant
N + U Design Studio,
New Delhi



Architect
Sanjay S. Basantani,
Nagpur

Legal Consultant
M/s Dwivedi & Khedkar Advocates
A.S Lulay & Co.

Developer



Brand Consultant
Shells Advertising Inc.



Maha-RERA Registration No.
P50500000000
Available on
maharera.mahaonline.gov.in

Site Address:
Plot No.5, Kh No.103/2 (Part), Gorewada Ring Road,
Nagpur – 440013

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SCAN FOR MAHARERA