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only the extraordinary

g r a c e Sankalp
an epitome of grace & style



SITE PLAN



4 BHK LUXURIOUS UNIT
TYPICAL FLOOR PLAN



NO	SPACES	AREA
1	VESTIBULE	77' X 70"
2	GENERAL TOILET	70' X 50"
3	GUEST BED-ROOM	110' X 130"
4	DRAWING ROOM	130' X 21'11"
5	DINING / LIVING	120' X 150"
5A	VERANDAH	120' X 40"
6	KITCHEN	150' X 90"
6A	STORE	50' X 70"
6B	KITCHEN-YARD	60' X 60"
7	PUIJA	40' X 40"
8	BED-ROOM-1	110' X 140"
8A	TOILET	60' X 100"
9	MASTER BED-ROOM-2	170' X 120"
9A	DRESS + TOILET	120' X 60"
10	MASTER BED-ROOM-3	170' X 120"
10A	DRESS + TOILET	60' X 120"
11	SERVANT	60' X 70"
11A	TOILET	41' X 60"

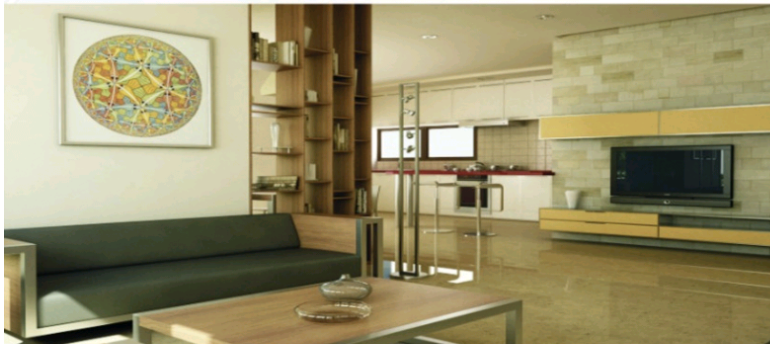
3 BHK LUXURIOUS UNIT
TOP FLOOR



NO	SPACES	AREA
1	VESTIBULE	77' X 70"
2	GENERAL TOILET	70' X 50"
3	GUEST BED-ROOM	110' X 130"
5	LIVING / DINING	200' X 150"
5A	TERRACE GARDEN	200' X 60"
6	KITCHEN	130' X 110"
6A	STORE	50' X 70"
6B	KITCHEN-YARD	60' X 60"
7	PUIJA	40' X 40"
8	BED-ROOM-1	110' X 140"
8A	TOILET	60' X 100"
9	MASTER BED-ROOM-2	170' X 120"
9A	DRESS + TOILET	120' X 60"
10	MASTER BED-ROOM-3	170' X 120"
10A	DRESS + TOILET	60' X 120"
11	STAFF CABIN	60' X 70"
11A	SERVANT'S TOILET	41' X 60"

Amenities

- Secured gated community
- Security system with intercom facility & Video door facility
- Individual Inverter in each unit
- Piped gas supply in each apartment through gas bank/Adani PNG supply
- Generator for power back-up for common services
- External finishes - Textured / Sandfaced plaster
- Landscaped common plot and children play area
- Ample car / Two wheeler parking in basement and hollow plinth (alloted)
- Club house with gym and recreational facilities
- 24 hours water supply with bore well
- Good quality elevator



Specifications

Living / dining / drawing room

- Composite marble flooring or Italian marble flooring

Master Bedroom

- Laminated wooden flooring (Both Bedrooms)
- Ceilings mala plaster with wall putty & walls with gyp plaster
- 35 mm thick flush doors with one side laminate and paint on otherside with teak wood frame

Bedroom

- 600 mm x 600 mm hi-quality vitrified tiles
- Walls and ceilings mala plaster with wall putty & walls with gyp plaster
- 35 mm thick flush doors with one side laminate and paint on otherside

Kitchen

- Modular kitchen with inbuilt microwave hubs & chimney
- Kitchen with Italian flooring
- Kitchen with granite working top
- Ceramic tiles dado on kitchen counter upto 7ft.ht. with SS sink
- Individual RO system in each kitchen

Roof

- 3" thick (Avg.) layer of brick-bat concrete with china mosaic for heat reflection and thermal insulation

Courtyard

- Natural stone flooring with hard and soft landscape

Toilet

- Designer ceramic tiles / Vitrified tiles on floor and walls (upto lintel level)
- Platform of granite / composite marble or counter basin
- Glass cubicle in master bedroom
- Jaquar or imported bathroom fittings

Paint

- All wall nicely plastered with gypsum plaster and finished with primer coat
- All external walls sand faced with acrylic paint or texture plaster. Ceiling Plastered surface with putty and primer

Windows

- Anodised aluminium sliding windows with stone jamb

Plumbing Work

- C.P.V.C. / G.I. water supply pipes and UPVC pipes for soil, waste and drainage system

Electrical Work

- Branded modular switches
- 3-phase concealed FR copper wiring with adequate number of points in all rooms
- Each room will have TV/cable points



Key Plan



Organiser :
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Architect : Apurva Amin Architects
 Structural Engg.: Achal Parikh
 Plumbing Consultant: Vimarsh, Arvind Patel
 Electrical Consultant: Jhaveri Associates
 Project Management Consultant : Patwa Associates

Specific notes
 Government levies like Stamp duty, legal charges, service tax, VAT, MSDA/ cable cost, substation cost,
 etc. to be borne by the member.
 The developer reserves the right to change, revise the scheme or part of the scheme any details thereof.
 All the measurements in the brochure are approximate.
 This is not a legal document. It is only for an easy representation of the project.
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