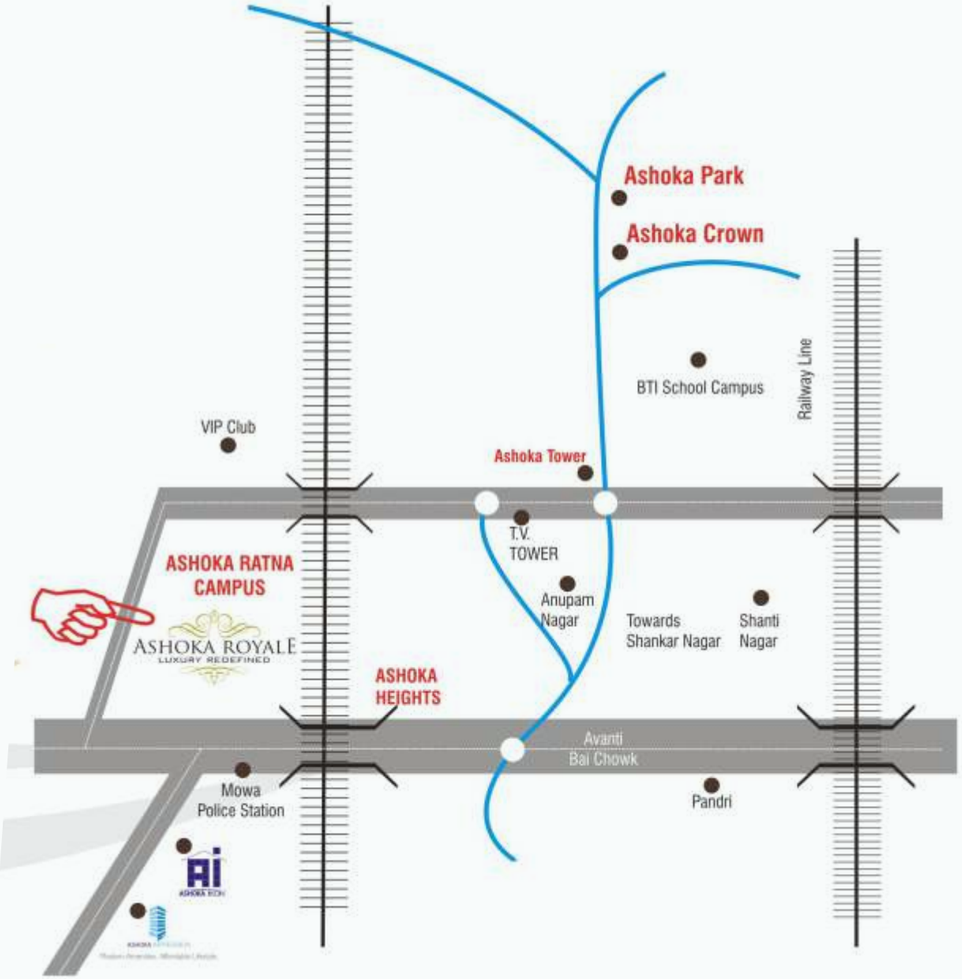

AARTI GROUP

ASHOKA

BUILDING LANDMARKS
SINCE 1991

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ASHOKA ROYALE

LUXURY REDEFINED

ASHOKA ROYALE
LUXURY REDEFINED

MODERN AMENITIES

- VASTU - COMPLIANT DESIGN
- CLUB HOUSE
- 24X7 SECURED GATED COMMUNITY
- EXPERIENCE ABSOLUTE PRIVACY AND SILENCE
- WIDE INTERNAL ROAD WITH JOGGING TRACK
- LAVISH GARDEN
- STREET LIGHT
- SWIMMING POOL
- WORLD CLASS UNISEX GYMNASIUM
- COMMUNITY HALL
- GARDEN, & KIDS PLAY AREA
- WATER TREATMENT PLANT
- RAIN WATER HARVESTING
- 24X7 WATER SUPPLIES
- CONCEALED POWER LINES
- POWER BACKUP FOR LIFT AND COMMON AREA
- VIDEO DOOR PHONE WITH INTERCOM FACILITY
- MODULAR KITCHEN
- FIRE FIGHTING EQUIPMENTS & MUCH MORE…

A Vibrant 45 Acre Gated Community

ISOMETRIC VIEW OF ROYALE A

ISOMETRIC VIEW OF ROYALE B

ISOMETRIC VIEW OF ROYALE C

ASHOKA ROYAL – (A,B,C)

(Ultra Modern and Spacious 3/2 BHK Flats)

TECHNICAL SPECIFICATION

STRUCTURAL: R.C.C. Frame work Structure.

1) DRAWING / DINING ROOM

Floor:- 1000mm X 1000mm vitrified tiles. Code - 391002
Window :- Powder coated 3 track Aluminum Glazed window 32 mm with mosquito net.
External Door (entrance) :- Flush door(2325mmX900mmX50mm) both side finished by veneer sheet on Teak wood frame (2400 mm x 1050 mm x 150mm) .
Wall & Ceiling : - One coat white wash + Primer, Two coats wall putty.
Electrical :- (1) Concealed Copper Wiring as per ISI mark with branded modular Switches circuit with MCB of approved make.
(2) A.C. Points for T.V., Cable Intercom ,Video door phone and Telephone.
(3) Providing inverter wiring for one light & fan points.

2) MASTER BED ROOM-1

Floor: 800mm x 800mm vitrified tiles. Code -90801
Window: Powder coated 3 track Aluminum Glazed window 32 mm with mosquito net.
Door: Flush door (2050mmX750mm X 40mm) both side finished by veneer sheet on Sal wood Frame with Bedding finish (2100mmX900mmX125mm).
Wall & Ceiling: One coat white wash + Primer, Two coats wall putty.
Electrical: (1) Concealed Copper Wiring as per ISI mark with branded modular Switches circuit with MCB of approved make.
(2) Points for T.V., Cable, Intercom , A.C. and Telephone.
(3) Providing inverter wiring for one light & fan points.

3) BED ROOM – 2

Floor: 800mm x 800mm vitrified tiles. Code -90801
Window: Powder coated 3 track Aluminum Glazed window 32 mm with mosquito net.
Door: Flush door (2050mmX750mm X 40mm) both side finished by veneer sheet on Sal wood Frame with Bedding finish (2100mmX900mmX125mm).
Wall & Ceiling: One coat white wash + Primer, Two coats wall putty.
Electrical: (1) Concealed Copper Wiring as per ISI mark with branded modular Switches circuit with MCB of approved make.
(2) Points for T.V., Cable, Intercom, A.C. and Telephone.
(3) Providing inverter wiring for one light & fan points.

4) BED ROOM – 3

Floor: 800mm x 800mm vitrified tiles. Code -90801
Window: Powder coated 3 track Aluminum Glazed window 32 mm with mosquito net.
Door: Flush door (2050mmX750mm X 40mm) both side finished by veneer sheet on Sal wood Frame with Bedding finish (2100mmX900mmX125mm).
Wall & Ceiling: One coat white wash + Primer, Two coats wall putty.

Electrical: (1) Concealed Copper Wiring as per ISI mark with branded modular Switches circuit with MCB of approved make.
(2) Points for T.V., Cable, Intercom , A.C. and Telephone.
(3) Providing inverter wiring for one light & fan points.

ALL BALCONIES
Floor: 400mm x 400mm rustic tiles.
Door: Flush door (2050mmX600mm x 40mm) both side finished by veneer sheet on Sal wood Frame with Bedding finish (2100mmX750mmX125mm).
Railing: Glass railing with 2" S.S. finished pipe on balcony wall top.

ATTACH DRESS & TOILETS
Floor: 250mm X 250mm Ceramic tiles.
Wall: 250 mm X 750mm Ceramic tiles up to 8 feet Height.
Sanitary Fittings: 1) I.S.I. approved sanitary item (Jaquar Fitting, Diverter) Concealed system.
2) Wall hung water closet.(Concealed system)
3) Wash basin with vanity counter and mirror.
4) Glass partition panel on shower area (Only master bed)
Ceiling: One coat white wash + Primer, Two coats wall putty.
Electrical: (1) Concealed Copper Wiring as per ISI mark with branded modular Switches circuit with MCB of approved make.
(2) Points for Geyser & Exhaust fan.

5) COMMON TOILETS

Floor: 250mm X 250mm Ceramic tiles.
Wall: 250 mm X 750mm Ceramic tiles up to 8 feet Height.
Door: Flush door (2050mmX600mm x 40mm) both side laminate skin on Sal wood Frame (2100mm X 750mm X 125mm).
Wall: Tiles up to 8 feet Height.
Sanitary Fittings:1) I.S.I. approved sanitary item. (Jaquar Fittings)
2) Wall hung water closet.(Concealed System)
3) Wash basin and mirror.
4) Concealed System on shower area.

Ceiling: One coat white wash + Primer, Two coats wall putty.
Electrical: (1) Concealed Copper Wiring as per ISI mark with branded modular Switches circuit with MCB of approved make.
(2) Points for Geyser & Exhaust fan.

6) KITCHEN

Kitchen :- Modular kitchen of branded company.
Kitchen Platform :- Platform slab finished by granite stone with stainless steel sink,
Dado up to 4' Height .
Floor :- 1000mm X 1000mm vitrified tiles. Code - 391002
Window :- Powder coated 3 track Aluminum Glazed window 32 mm with mosquito net.
Door :- Flush door (2050mmX750mm X 40mm) both side finished by veneer sheet on Sal wood Frame with Bedding finish (2100mmX900mmX125mm).
Wall & Ceiling : - One coat white wash + Primer, Two coats wall putty.
Electrical :- (1) Concealed Copper Wiring as per ISI mark with branded modular Switches circuit with MCB of approved make.
(2) Points for chimney & exhaust fan.
(3) Providing inverter wiring for one light & fan points.

KITCHEN WASH AREA

Floor : 400 x 400 Rustic tiles.
Wall: Tiles up to 3'6"height.
Door: Flush door (2050mmX600mm x 40mm) both side finished by veneer / Laminate sheet on Sal wood Frame with Bedding finish (2100mm X 750mm X 125mm).

Wall & Ceiling: One coat white wash + Primer, Two coats wall putty.
Electrical: 1. Concealed Copper Wiring as per ISI code with branded modular Switches circuit with MCB of approved make.
2. Cable Point for TV in all Rooms & Hall.

STORE ROOM

Floor: 300mm x 300mm ceramic tiles / kota stone.
Wall & Ceiling: One coat white wash + Primer, Two coats wall putty.
Electrical: Concealed Copper Wiring as per ISI code with branded modular Switches circuit with MCB of approved make.
Storage: Black stone partition for storage.

OTHER FACILITIES

LIFT: (1) All floors are connected with branded lifts as required with automatic rescue device.
(2). Block B, 1 lift 6 Passenger.
(3) Block A, 1 lift 8 Passenger and 1 service lift
(4) Block C, 1 Lift 8 Passenger and 1 service lift.

COMMON LOBBY: 1) Lift wall & common lobby attractive floor finished by granite with decorative design.
2) Lobby finished with falls ceiling and then materials.
3) Stair case finished with kota stone/Granite/Plan Stone.

PAINTING: External walls are finished With one Coat white wash two Coat a paint.

GENERATOR:
1. Power back-up provided for common area.
SECURITY:
1.24 hours security with intercom facility and one boundary campus.
2. Door video camera main on entrance door.

WATER SUPPLY:
1. The area is designed with maximum Rain Water Harvesting & Recharging.
2. Also under ground bores will ensure water supply with arrangements for overhead & underground storage tanks.
3. Water Supply through pumps.

ELECTRICAL: A point provided for inverter connection
FIRE FIGHTING: Building is designed with provisions of fire fighting.
PARKING: Basement and stilt parking provided for residents.
STREET LIGHT: Suitable lighting arrangement will be made for roads and the whole Campus.

ROADS & DRAINAGE: Well planned roads with footpath & underground drainage system

SPECIAL FEATURE

1. Lush green & beautiful Landscape Garden with garden accessories.
2. A Club for entertainment for hole society
3. Swimming pool, sauna bath and small indoor games
4. Children play area
5. Old people sitting area.