

SPECIFICATIONS

STRUCTURE

Earthquake Resistant RCC Framed construction with infill brick walls

FLOORING

Living/Dining Bedrooms	:	Italian stone finish Tiles
Master Bedroom	:	Wooden Laminate flooring / Wood finish Tiles
Toilets	:	Anti-skid Ceramic Tiles
Balcony / Terrace	:	Anti-skid Ceramic Tiles
Staircase	:	Granite / Stone

TOILET

Dado	:	Selected ceramic tiles dado upto door level
Fittings	:	Granite / Marble counter, wash basin and w.c. of reputed make, single lever CP fitting
Other fixtures	:	Looking mirror, towel rail / ring
Water supply	:	GI pipes for Hot & Cold water supply

KITCHEN

Dado	:	Ceramic tiles dado up to 2'-0" height above the working platform
Counter	:	Granite counter with stainless steel sink
Cabinet	:	Modular kitchen
Flooring	:	Italian stone finish tiles
Fittings	:	CP fittings of good make
Water supply	:	GI pipes for Hot & Cold water supply

JOINERY

Door Frames	:	Well seasoned solid Wood door frames with Architrave
Door Shutters	:	
a) Main Door	:	Both side teak veneered / laminated flush door
b) Bed Room / Kitchen	:	Both side teak veneered / laminated flush door
c) Toilet	:	Both side teak veneered / laminated flush door
Window	:	Powder coated glazed aluminium / UPVC windows
Wardrobes	:	Only niches shall be provided

ELECTRICAL & PLUMBING

Electrical work	:	Conduit copper electrical wiring for all light & power points with designer modular switches
Power Back-Up	:	100% power back-up for all apartments (at an extra cost)

INTERNAL FINISH

Walls	:	Oil Bound distemper with pleasant colour
Ceiling	:	Oil Bound Distemper - White Colour

EXTERNAL FINISH

Textured Paint / Weather proof paint

EXTRA FEATURES

Secured Gated Community with access Control at Entrances and CCTV for Parking Area and Entrance Lobby at Ground Floor.

Intercom system for internal communication between flats and also with security gate.

Sprinkler, smoke detector and alarm system provided as per NBC norms.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.

Note : Floor plans mentioned are tentative and subject to change as per the statutory & service requirements. Builder / Architect reserve the right to add / delete any details / specifications / features mentioned.



estella
Sec-103, Gurgaon

2, 3, 4 BHK Apartments



LOCATION MAP OF ESTELLA, SECTOR-103, GURGAON

MASTER PLAN

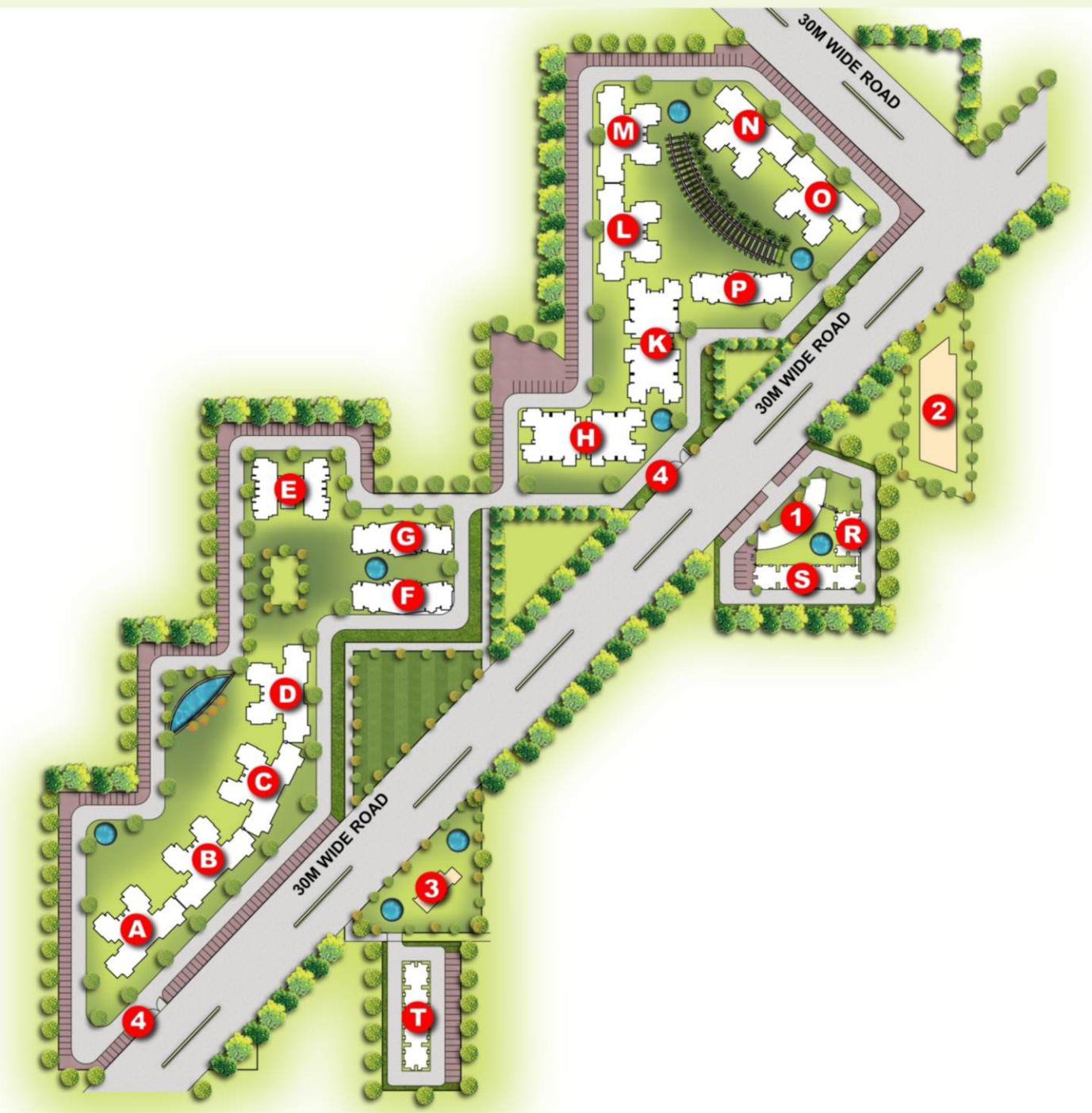


LEGEND

A, D, E	- 3 BR TOWER (G + 15)
B, C	- 3 BR TOWER (S + 18)
F, G	- 4 BR TOWER (G + 12)
H	- 2 BR TOWER (S + 14)
K	- 2BR TOWER (S + 11)
L, M, N, O	- 3BR TOWER (G + 14)
P	- 4BR TOWER (G + 15)
R, S, T	- EWS (G + 3)

- 1 - CONVENIENT SHOPPING**
- 2 - NURSERY SCHOOL**
- 3 - COMMUNITY BUILDING**
- 4 - ENTRY GATES**

Note: Layout plans are indicative & subject to change as per Architect's decision without prior information.





2 BHK TYPE - 2 (2D)
UNIT SALE AREA = 1245.00 SQ.FT.

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



2 BHK TYPE - 2 (3D)
UNIT SALE AREA = 1245.00 SQ.FT.

ROOM SIZES IN FEET FOR 2 BHK TYPE - 2		
S.NO.	ROOM NAME	ROOM SIZE
A	MASTER BEDROOM	14'-3" X 12'-0"
B	BED ROOM-01	10'-6" X 12'-3"
C	LIVING/DINING	11'-9" X 19'-0"
D	KITCHEN	8'-0" X 9'-6"
E	TOILET-01	5'-6" X 7'-6"
F	TOILET-02	5'-6" X 7'-6"

1 sq.mtr. = 10.764 sq.ft.

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In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



2 BHK TYPE - 1 (2D)
UNIT SALE AREA = 1255.00 SQ.FT.

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



2 BHK TYPE - 1 (3D)
UNIT SALE AREA = 1255.00 SQ.FT.

ROOM SIZES IN FEETS FOR 2 BHK TYPE - 1		
S.NO.	ROOM NAME	ROOM SIZE
A	MASTER BEDROOM	13'-6"X 10'-9"
B	BED ROOM-01	10'-6"X 12'-0"
C	LIVING / DINING	11'-6"X 18'-3"
D	LOBBY	8'-3"X 10'-3"
E	KITCHEN	8'-0"X 10'-9"
F	TOILET-01	5'-6"X 8'-0"
G	TOILET-02	5'-6"X 8'-0"

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



2 BHK TYPE - 3 (2D)
UNIT SALE AREA = 1330.00 SQ.FT.

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



2 BHK TYPE - 3 (3D)
UNIT SALE AREA = 1330.00 SQ.FT.

ROOM SIZES IN FEETS FOR 2 BHK TYPE - 3		
S.NO.	ROOM NAME	ROOM SIZE
A	MASTER BEDROOM	10'-6" X 13'-0"
B	BED ROOM-01	13'-0" X 10'-0"
C	LIVING	11'-6" X 18'-3"
D	DINING	13'-3" X 9'-9"
E	KITCHEN	9'-9" X 8'-0"
F	TOILET-01	7'-6" X 5'-6"
G	TOILET-02	5'-6" X 7'-6"

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



3 BHK TYPE - 1 (2D)
UNIT SALE AREA = 1725.00 SQ.FT.

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



3 BHK TYPE - 1 (3D)
UNIT SALE AREA = 1725.00 SQ.FT.

ROOM SIZES IN FEET FOR 3 BHK TYPE - 1		
S.NO.	ROOM NAME	ROOM SIZE
A	MASTER BEDROOM	14'-6"X11'-0"
B	BED ROOM-01	10'-0"X10'-9"
C	BED ROOM-02	12'-0"X 11'-0"
D	LIVING/DINING	22'-3"X13'-3"
E	KITCHEN	11'-0"X8'-0"
F	TOILET-01	12'-3"X 5'-6"
G	TOILET-02	7'-9"X 5'-6"
H	TOILET-03	5'-6"X 7'-3"

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
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3 BHK TYPE - 1 + SERVANT ROOM (2D)
UNIT SALE AREA = 1945.00 SQ.FT.

1 sq.mtr. = 10.764 sq.ft.

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3 BHK TYPE - 1 + SERVANT ROOM (3D)
UNIT SALE AREA = 1945.00 SQ.FT.

ROOM SIZES IN FEET FOR 3 BHK TYPE - 1 WITH SER. ROOM		
S.NO.	ROOM NAME	ROOM SIZE
A	MASTER BEDROOM	12'-0" X 14'-3"
B	BED ROOM-01	12'-0" X 10'-0"
C	BED ROOM-02	10'-3" X 11'-0"
D	LIVING/DINING	21'-9" X 14'-0"
E	KITCHEN	8'-0" X 11'-0"
F	TOILET-01	12'-9" X 5'-6"
G	TOILET-02	5'-6" X 7'-6"
H	TOILET-03	5'-6" X 7'-6"
I	TOILET-04	5'-0" X 3'-6"
J	SER. RM.	7'-6" X 7'-0"

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



4 BHK + SERVANT ROOM (2D)
UNIT SALE AREA = 2600.00 SQ.FT.

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.



4 BHK + SERVANT ROOM (3D)
UNIT SALE AREA = 2600.00 SQ.FT.

ROOM SIZES IN FEET FOR 4 BHK WITH SER. ROOM		
S.NO.	ROOM NAME	ROOM SIZE
A	MASTER BEDROOM	14'-9"X12'-0"
B	BED ROOM-01	11'-0"X 13'-0"
C	BED ROOM-02	11'-0"X13'-0"
D	BED ROOM-03	11'-0"X 15'-0"
E	LIVING/DINING	21'-0"X14'-0"
F	KITCHEN	8'-0"X13'-0"
G	TOILET-01	8'-0"X 5'-6"
H	TOILET-02	8'-0"X 5'-9"
I	TOILET-03	5'-6"X 8'-0"
J	TOILET-04	5'-6"X 8'-0"
K	SER. RM.	8'-0"X 9'-6"

1 sq.mtr. = 10.764 sq.ft.

Note : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision without prior information.
In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.