



HALCYON

— THE PALATIAL PEAK —

ETNA & OLYMPUS SPECIFICATIONS

STRUCTURE:

PEB Steel framed structure with Earthquake resistance.

INTERNAL AND EXTERNAL WALLS:

Walls - Lightweight block Masonry

TERRACE ROOF:

Terrace slab is insulated and waterproofed.

FLOORING:

Living areas : Imported Marble

Bedrooms : Engineered wood/ Imported Marble

Dining and Kitchen : Imported Marble

Utility : Anti-skid tiles

Toilets : Imported tiles for dadoing and Anti-skid tiles for flooring

Balcony : Anti-skid tiles

FALSE CEILING:

Toilets : False Ceiling

PAINTS:

All internal walls are finished with putty and painted with Royal Plastic Emulsion

SANITARY AND PLUMBING:

Sanitary Ware : Villeroy and Boch

CP Fittings : Villeroy and Boch

DOORS:

Main Door : Alumil ANIMA series doors with hardware set

Internal and Toilet doors : Alumil LINEAR series doors with hardware set

Sliding Doors: Alumil sliding doors at sit-out area and balcony areas with provision for mosquito mesh track

Windows: Alumil brand aluminium frame windows with provision for mosquito mesh track (for sliding type windows)

HOME AUTOMATION: Provision

INTERCOM: Provision



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EVEREST FLAT SPECIFICATIONS

STRUCTURE:

R.C.C. FRAMED STRUCTURE

R.C.C framed structure to with stand wind and seismic loads

SUPER STRUCTURE

8" / 9" thick AAC blocks for external walls and 4" / 6" thick AAC blocks for internal walls of light weight bricks. (Client to confirm on internal walls)

PLASTERING:

INTERNAL

14mm thick single coat cement plaster with Putty smooth finishing excluding ceiling

EXTERNAL

18mm thick double coat sand faced cement plastering (As per architectural intent)

DOORS:

MAIN DOOR FRAME & SHUTTER of Height 8'-0"

Designer Teak wood Main Door Frame with Metal support of 8'-0" height with premium designer hardware fittings

INTERNAL DOOR FRAME & SHUTTER of Height 8'-0"

WINDOWS FRAME & SHUTTER:

Extruded Anodized Aluminium Window & Façade Framing, especially designed to take wind pressure, Airtightness, Water tightness (As per architectural intent)

PAINTING

EXTERNAL

Textured finish with 2 coats of Asian paint or equivalent

INTERNAL

As per Client's Scope. Client to confirm.

SIT OUT / DECK:

Weather proof paint over external putty finish at Utility / Sit-out

CEILING:

As per Client's Scope. Client to confirm.

PARKING:

Waterproof cement and oil paint over a base coat of primer.

FLOORING (Not in Scope. Client to confirm):

Italian Marble with 3" skirting

LIFT LOBBIES:

Combination of Italian Marble / Quality Tiles for both Walls and Floor

STAIRCASE:

Granite

SERVANT ROOM AND SERVANT TOILET:

Premium Vitrified Tiles – 600 X 600 mm.

KITCHEN / UTILITY:

Separate Municipal Water Tap (Manjeera) and bore well water through softener plant. Provision of RO, Tap off point (to be arranged as per internal scheme by occupant)

BEDROOMS / BATHROOMS:

Internal Scheme to be designed considering the Shaft Locations and Elevation Intent.

OTHER SPECIAL FEATURES:

100% Vaastu Compliant.

No common walls.



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PARKING:

Waterproof cement and oil paint over a base coat of primer.

LIFT LOBBIES:

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STAIRCASE:

Granite and Fire Staircase – as per Norms.

INTERNET:

100% WiFi internet within the community.

LIFTS:

Premium High Speed Passenger Lifts 3 Nos. of Mitsubishi / Toshiba or equivalent make.
Hi-speed Service Lifts 3 Nos. of Mitsubishi / Toshiba or equivalent make.

STP :

A Sewage Treatment plant of adequate capacity as per norms will be provided.

GENERATOR:

100% D.G. Backup

WATER SUPPLY:

Separate Municipal Water Tap (Manjeera) and bore well water through softener plant.
24 hour Municipal Water Supply.

CAR PARKING:

Ample Car Parking Space spread across 2 levels

PARKING MANAGEMENT:

Entire Parking is well designed to suit the number of car parks with parking signages and equipments at strategic locations for the ease of driving.



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FACILITIES FOR PHYSICALLY CHALLENGED:

Access and Non-slippery ramps at all entrances shall be provided for physically challenged, appropriately designed preferred car park, Uniformity in floor level and Visual warning signages.

BMS FIRE & SAFETY:

Fire System will be provided inside the flat, common areas and cellars with fire hydrant system, fire safety equipment and Water sprinkler system as per fire

SECURITY:

Sophisticated round-the-clock security system.
Intercom Facility.

AIR CONDITIONING:

VRV System of Mitsubishi or equivalent make.

WASTE MANAGEMENT:

Garbage collecting chute is provided for each flat and centrally collected in the respective Garbage Rooms for better disposal.

LANDSCAPE:

Landscaping in the Tot-lot areas and Terrace Floor wherever feasible with aesthetically designed landscape.

WATER BODIES:

Swimming pool, Cascades provided in Terrace Areas with Landscape Designing.

WATER:

Pneumatic pumps will be used for supply of fresh water, Manjeera water and Treated water to individual flats

EXTERNAL LIGHTING:

LED Light posts with lamp fittings at all the Landscaping areas.
Light provision in all the staircases, lobbies, corridor areas and all the common areas.

DRIVEWAY:

V.D.F. Flooring

COMPOUND WALL:

Compound wall shall be constructed all around the plot.

CLUB – AMENITIES :

Kids play area, Sit-out Areas provided with Landscaping in the Tot-lot Area.
Swimming Pool, Amphitheatre and Lawn, Garden Space provided at Terrace Floor.