



*Blue Lotus*

## **SPECIFICATIONS**

### **STRUCTURE**

- Stilt & ground plus 3 storeyed RCC structure with concrete block masonry walls.
- Outer walls are 6" & Inner walls 4" with no common walls.
- Covered car park in stilt & open surface parking for visitors.

### **LIVING / DINING / POOJA / BEDROOMS**

- Living /Dining/ Bedrooms / Pooja - Superior quality 24"X24" vitrified flooring and 4" skirting from NITCO/ Johnson/ Kazaria/ or equivalent
- Smooth luppam finish with acrylic emulsion paint for walls and ceiling.
- Ceiling cornices in living and dining rooms

### **TOILETS**

- Antiskid 12" X 12" ceramic tile flooring - NITCO/ Johnson/ Kazaria/ or equivalent
- Glazed ceramic wall tiling up to 7 ft height - NITCO/ Johnson/ Kazaria/ or equivalent
- EWC, flush tank, washbasin with mirror(only in master bedroom), wall mixture, shower with arm, 2-In-1 tap, health facet, filler cock, C.P. Jally's. in all toilets.
- All sanitary ware from Parryware / Hindware / Johnson / or equivalent
- All plumbing ware from Ess Ess / Jaguar / or equivalent
- Provision for geyser, exhaust fan in all toilets

### **KITCHEN**

- 24" X 24" ceramic tile flooring - NITCO/ Johnson/ Kazaria/ or equivalent
- 'L' shaped / Parallel black granite kitchen platform of 20 mm with ISI marked stainless steel Sink.
- 2 feet dado above granite kitchen platform area in 8" x 12" ceramic glazed tiles
- Smooth luppam finish with acrylic emulsion paint for walls and ceiling.
- All plumbing ware from Ess Ess / Jaguar / or equivalent
- Loft for storage on one sidewall
- Provision for Aqua-Guard point
- Provision for washing machine in utility area
- Provision for keeping gas cylinders in utility area with necessary piping

### **STAIRCASE**

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- Indian marble/ granite treads & risers and skirting.
- MS handrail as per design.

### **COMMON AREAS**

- Indian marble/ granite flooring and skirting.
- MS handrail as per design.
- External wall painting : Combination of textured / cladding / cement painting
- Parking area covered with parking tiles.

### **BALCONIES / UTILITIES**

- Superior quality 12" X 12" ceramic tile flooring and 4" skirting – NITCO/ Johnson/ Kazaria / or equivalent
- MS handrail as per design.

### **DOORS & WINDOWS**

- Main door of polished natural solid teak wood frame and architraves. Polished Teakwood paneled shutter.
- Internal doors of enamel painted natural solid wood frame and architraves. Shutter with both side Masonite skin.
- Toilet door of enamel painted natural solid wood frame and architraves. Shutter with Masonite skin on the external side and laminate on the internal side.
- 3-track UPVC/ Heavy-duty aluminium glazed frames and sliding shutters for all windows with clear glass and provision for mosquito mesh shutters.
- Brass hardware for main door and brush-steel tubular locks for every other door
- Reputed make hardware fittings

### **LIFTS**

- Two lifts with a capacity of 6 passengers of any reputed brand like OTIS / Kone or equivalent

### **LANDSCAPE**

- Designer landscaping.

### **ELECTRICALS**

- 5 KW for 3 BHK and 4 KW for 2 BHK power will be provided
- One TV point in the living room and in master bedroom
- Elegant modular electrical switches of Anchor Roma make or similar



- For safety one Earth Leakage Circuit Breaker (ELCB) in every apartment
- One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box in every apartment
- Telephone points in all bedrooms and living area.
- Electrical wires of Finecab/ Anchor make or equivalent
- Split A/C power point provision in master bedroom.

### **COMMON FACILITIES**

- Free classic family life membership of Country Club → Swimming Pool, Health Club, Table Tennis, Snooker Table, Indoor Board Games, Squash Room, Children's play area, Banquet Hall, Bar& Restaurant
- In-house gym and other indoor games on terrace (soft roof).
- In-house multi-purpose hall on terrace (soft roof)
- Children's Play Area.

### **MULTI LEVEL SECURITY SYSTEM**

- Round-the-clock security
- Intercom facility from each department to security room and other apartments
- Burglar alarm, a push-button device in the kitchen sets off an alarm in the corridor of the floor your flat is in simultaneously rings in the security cabin

### **GROUP EPABX SYSTEM**

- An exclusive group EPABX will be installed with cabling done up to each apartment.
- Intercom facility from each department to security room and other apartments

### **BACK UP GENERATOR**

- 100% stand-by generator for lights in common areas, lifts and the pump plus 200 watts (2 lights and 2 fans) power back-up for each apartment.

### **OTHER UNIQUE FEATURES**

- 100% vastu
- Designer Landscape
- High efficiency ratio → Common areas = 16.7% of built up area
- Our open spaces ratio to building footprint is 67%. which implies more open space, thereby providing light and ventilation

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- Default, one 2-wheeler parking for each flat
- Designated area for visitors parking
- Free classic family life membership of Country Club → Swimming Pool, Health Club, Table Tennis, Snooker Table, Indoor Board Games, Squash Room, Children's play area, Banquet Hall, Bar & Restaurant
- In the vicinity of 2 Km there are:
  - Numerous Software parks / SEZs – Prestige Tech Park, Prestige Cessna Business Park, Salarpuria Hallmark, RMZ Eco Space, Vrindavan Tech Village, Cisco, Symphony, Mentor Graphics, Oracle, Nokia, Aricent, Intel, AOL, Accenture, J P Morgan, Quest, ARM, Altair, Cadence, Navayuga, Symbol , etc...
  - Several 5 & 4 star hotels under construction and in proposal state.
  - Shopping malls, Innovative multiplex theatres
  - Prestigious Schools & Colleges – The Intl School Bangalore, Gear Innovative Intl School & College(CBSE), New Horizon Gurukul (CBSE)School & Eng college, Patel Public School, etc..
  - The Country Club: Swimming Pool, Health Club, Table Tennis, Snooker Table, Indoor Board Games, Squash Room, Children's play area, Banquet Hall, Bar & Restaurant
  - Entry to signal free(in progress) express outer ring road leading the international airport
- Maximum cross-ventilation/ natural light for each apartment
- Privacy from one flat to another (No common walls)
- Banks, ATM Centers, etc..

**Note:**

- 1) Municipal water, Drainage, Transformer, Shelves, extra Lofts, Arches, Low Roofs, Car Parking and etc., shall borne by the purchaser
- 2) Registration charges, VAT and all other statutory taxes that are applicable at actual shall borne by purchaser.

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