

PROJECT BY



ROYAL
ARCADE

Amenities & Specification for Royal Arcade, Bhubaneswar

Common Area Specifications

Structure		Earth Quake Resistant. RCC Framed structure designed for Seismic Zone -3
Flooring		Vitrified tiles flooring.
Common Toilets	Flooring & Walls	Vitrified / Ceramic Tiles
	Sanitaryware	Vitreous Ceramic Sanitaryware
Exterior Elevation		Combination of External Grade Texture Paint alongwith Stone/ Aluminum Composite Panel Cladding/Jali.
Power Backup		Power Back up as required shall be provided in Common Area. Monthly recurring charges for common area power back up shall be borne proportionately by all the allottee.
Escalator	Ground ,First, Second & Third Floor	An escalator shall be provided for upward movement from Ground Floor to Third Floor
Lifts		1 No. lift shall be provided for Ground Floor to Third Floor movement
		2 No. lift shall be provided from Basement floor to the top floor movement
		1 No. lift shall be provided for the movement of goods & service personal from Basement floor to the top floor.

Unit Area Specifications for Ground, 1st, 2nd & 3rd Floor

Flooring	Bare Concrete Floor
Walls	Plain Cement Plaster
Shop Entrance	Rolling shutter with designated space for signage on the top
Air-conditioning (provisioning for placing split air-conditioning outdoor unit only)	Location for placing 2 no outdoor unit of 2 Ton (max.) shall be provided. AC Unit shall have to be provided and installed at designated location by Allottee at his own cost.
Height	Floor Slab to Floor Slab height shall be 3800 mm.
Power Backup # (DG Power)	5 KW Power Backup provision shall be given at extra cost. Monthly recurring charges towards operation of Power Backup shall be charged extra.
Grid Power #	Provision for 6 KW Electrical Load shall be made in each Unit. Electrical Load sanction, Supply and Meter Connection Charges shall be charged extra.
Electrical Point	Provision for Single point electrical connection upto the distribution board only shall be made. Electrification inside the unit shall be done by allottee at his own cost.
Water / Drainage & Sewage	Provision for water supply point, drainage shall be given in the shaft attached with the unit.

Unit Area Specifications for 4th, 5th & 6th Floor

Flooring	Bare Concrete Floor
Walls	Plain Cement Plaster
Entrance	Flush Door Shutter
Air-conditioning (provisioning for placing split air-conditioning outdoor unit only)	Location for placing 2 No outdoor unit of 2 Ton (max.) shall be provided. AC Unit shall have to be provided and installed at designated location by Allottee at his own cost.
Height	Floor Slab to Floor Slab height shall be 3200 mm.
Power Backup # (DG Power)	3 KW Power Backup provision shall be given at extra cost. Monthly recurring charges towards operation of Power Backup shall be charged extra.
Grid Power #	Provision for 5 KW Electrical Load shall be made in each Unit. Electrical Load Sanction, Supply and Meter Connection Charges shall be charged extra.
Electrical Point	Provision for Single point electrical connection upto the distribution board only shall be made. Electrification inside the unit shall be done by allottee at his own cost.
Water / Drainage & Sewage	Provision for water supply point, drainage shall be given in the shaft attached with the unit.

Based on suitable diversity factor as allowed by the State Electricity Regulations.