



THE VASANT KUNJ PROJECT

A-45, SHANTI KUNJ, MALL
ROAD,
VASANT KUNJ, DELHI



ARCHITECTS ENGINEERS INTERIOR
VAASTU CONSULTANTS TURNKEY ASTROLOGY

VK Goswami
Vaastu, Engineer, Architect



‘Spacious luxurious curated Home designs’

Fully Customized design and development	<p>Floor plans, elevations, structural, electrical, split AC and plumbing drawings are customized and developed by our in-house team as per the requirements of the client.</p> <p>Based on brief provided by owners, drawings for structural, electrical, split AC and plumbing will be made.</p>
Concept Development	<p>Project Architect, based on client's requirement, will conceptualize the overall color theme of the house. The project architect with help of the owner to visualize this look with the help of samples, color swatches and discussions.</p> <p>Bedroom and Drawing room: Our in-house design team will recommend finishes and color combination for flooring, factory-made wardrobes, kitchen, TV units, foyer units and doors of Spacewood and wall paints & treatments. Visualization of look will be aided by samples and color swatches, as applicable. 2D or 3D can be developed for an additional fee.</p> <p>Bathroom and Kitchen: Our in-house design team will recommend finishes and color combination for flooring, wall cladding, mirror design and niche design. Visualization of look will be aided by samples and color swatches, as applicable. 2D or 3D can be developed for an additional fee.</p>
Customized interior styling and decoration	<p>Interior designing of a space (such as master bedroom with 3D rendering suggesting furniture, light fixtures, wall treatments etc.) or an element (such as bar unit) will be developed after discussing with owner of the project.</p>

Structure

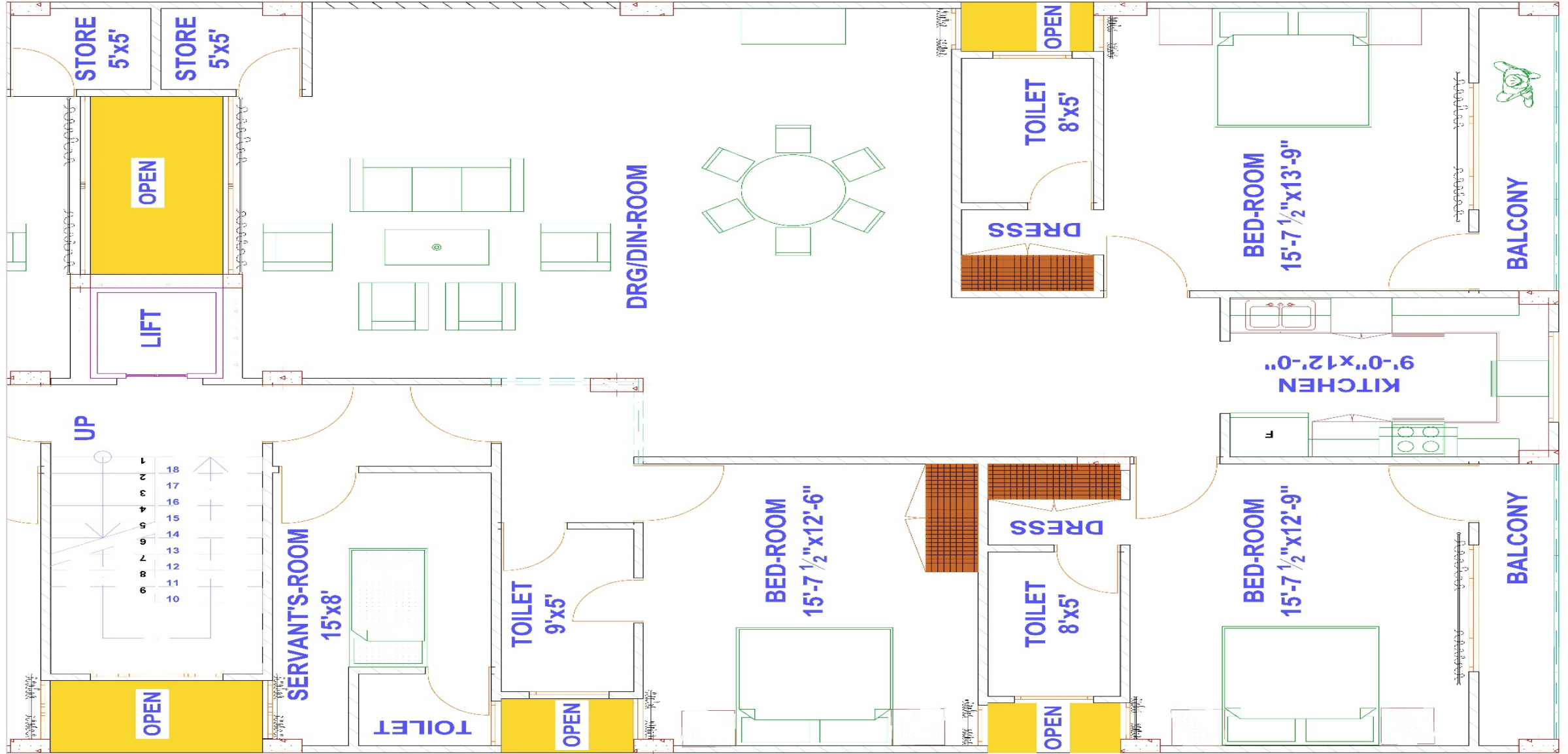


Demolition of existing Structure(if any)/ Clearance of Site	SITE WAS ALREADY CLEARED BEFORE COMMENCING OF WORK
Structure	Designed as per IS Codes and Earthquake Seismic Zone IV Complaint. We conduct soil testing and then design the structure. Structural load will be for the number of floors being constructed.
Excavation and Foundation	Done per IS Codes.
PCC	Used below Foundation, Stilt (if applicable), Terrace and for levelling sunken areas. Also used to make platforms for fixed wardrobes & cabinets in bedrooms and kitchen.
Concrete	Slabs and beams - of M25 grade or as specified by Structural Engineer. Foundation and columns - Site-mix Concrete (Cement from ACC, Ultratech, Ambuja, or JK Super Cement) of M25 grade or as specified by Structural Engineer as per feasibility.
TMT Steel	Steel of Grade FE-500 of RATHI - As per structural drawings in compliance with IS Codes.
Brickwork / Blockwork	Fly ash bricks - as per the IS codes and dimensions required by by-laws and drawings.
Plaster	Gypsum plaster or Cement-Sand plaster used. Mesh is used on joints of walls and concrete to protect them from cracks.
Floor to floor height	Up to 10 ft.
Tarai / Curing	Curing compound used to ensure concrete strength & avoid structural cracks.

Front Floor Plans

FRONT FLAT PLAN

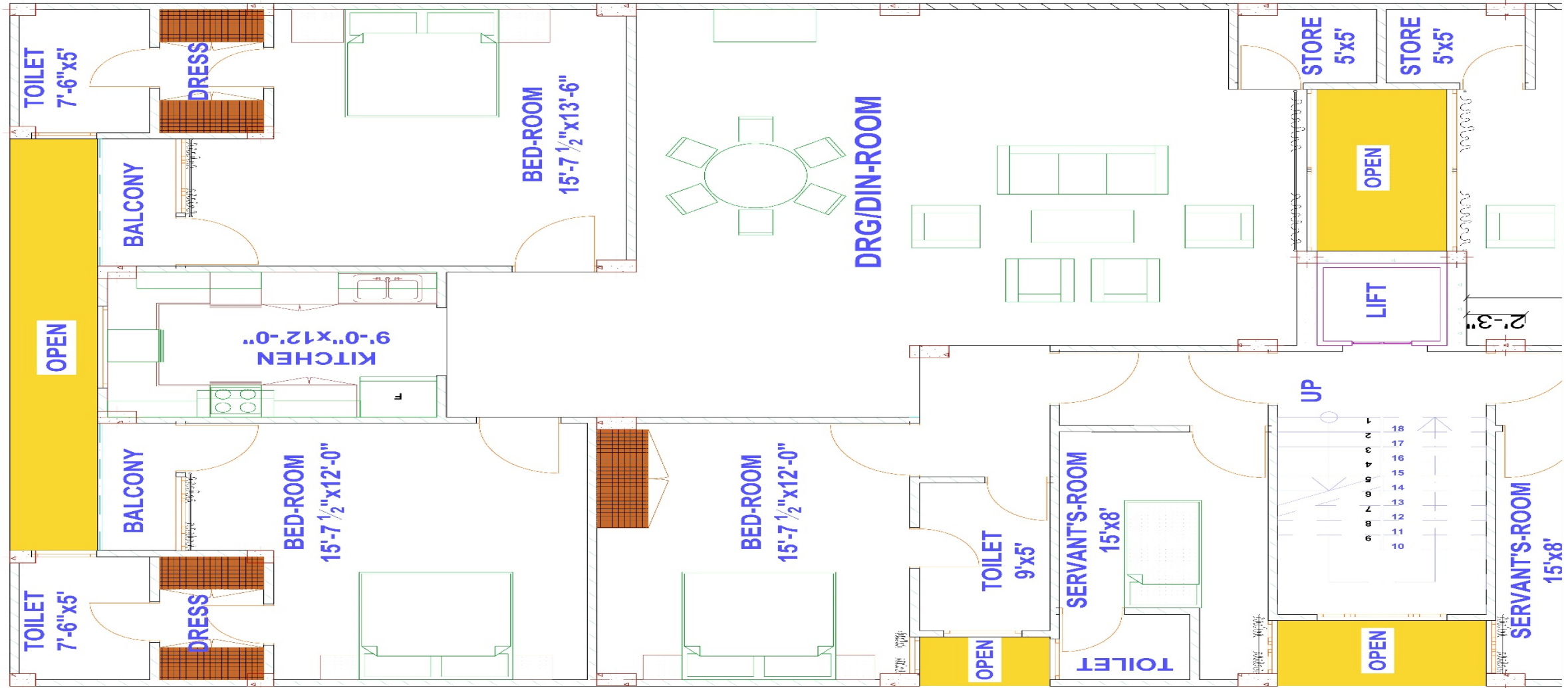
FLAT SIZE:- 2198.32 SQ.FT.(SUPER AREA)
FLAT SIZE:- 1802.63 SQ.FT.(CARPET AREA)



Rear Floor Plans

REAR FLAT PLAN

FLAT SIZE:- 2198.32 SQ.FT.(SUPER AREA)
FLAT SIZE:- 1802.63 SQ.FT.(CARPET AREA)



Project Specifications

- SITE ADDRESS: A-45, MALL ROAD, SHANTI KUNJ, VASANT KUNJ, DELHI.
- PLOT SIZE: - 41'-3" X 105'-7" = 4365.41 SQ.FT. = 485.04 SQ.YDS. (On GOV. record Plot area – 480 sq. yd.
- EACH FLOOR IS DIVIDES INTO TWO EQUAL FLATS.
- FLAT SIZE: - 41'-3" X 52'-10" = 2151.73 SQ.FT. (SUPER AREA)
- FLAT SIZE: - 1802.63 SQ.FT. (CARPET AREA)
- TOTAL NUMBER OF FLATS ON PLOT = 8
- PARKING FOR EACH FLAT = AVAILABLE. (18 NOS., each flat gets 545 sq. ft.)
- Super Area for each flat = 2696.73 Sq. Ft.
- UNDERGROUND TANK FOR EACH FLAT = AVAILABLE. (2500 LTS.)
- OVERHEAD TANK FOR EACH FLAT= AVAILABLE (1000 LTS.)
- WATER CONNECTION FOR EACH FLAT = AVAILABLE.

Essential location from the project

- 1-1.5 km Metro station
- 0.5 km Fortis hospital.
- 7 km IGI Airport
- 5 km Vasant vihar
- 5 km Panchsheel Enclave
- 15 km Centre Delhi
- 3 km Schools - Ryan international School, Vasant valley
- 4 km Universities - JNU University, IIT
- 3 km Vasunt kunj mall (DLF Emporio, Ambience, Promenade)
- 0.7 km Local shopping Centre

Plumbing and Water Management

Flexible Pipe which
prevent seepage

Rainwater Harvesting
System

2500+ Liters of water
storage per floor

Actual pictures of from our sites.
Left to right: 1. Underground water
tanks being constructed. 2.
Wastewater pipes being installed.

Water meters	Provision for water-meters as per local law.
Pipes	<p>Fresh Water Supply: ASTRAL Composite pipes. Chances of seepage are reduced as the pipes are flexible and require fewer joints.</p> <p>Wastewater and Sewage: Astral</p>
Tanks	<p>Underground Tanks: 2500 litres RCC tank for each FLAT. Construction done with commercial tiling and waterproofing.</p> <p>Stilt: 500 litres ISI Double layer tank. Water drawn from all main tanks.</p> <p>Overhead Water Tanks: 1000 Litres ISI Double layer tank per home. Placed on raised floor on terrace or mumty as per bye-laws.</p>
Rainwater Harvesting	As per norms.
Taps	In balcony, stilt and terrace.
Manholes, Catch-basins & Gully Traps	As per services design.
Plumbing Design	Single-stack plumbing system design used. Piping is underslung for hygiene & comfortable access. Slabs are partly sunken; The pipes are camouflaged.
Rainwater Drain	Restoration / Construction in front of the house.



Fire Safe Electrical Planning



Fire Retardant
Low Smoke
Wires used

Separate Conduits
for Power and Light
wires

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for Power and Light
wires

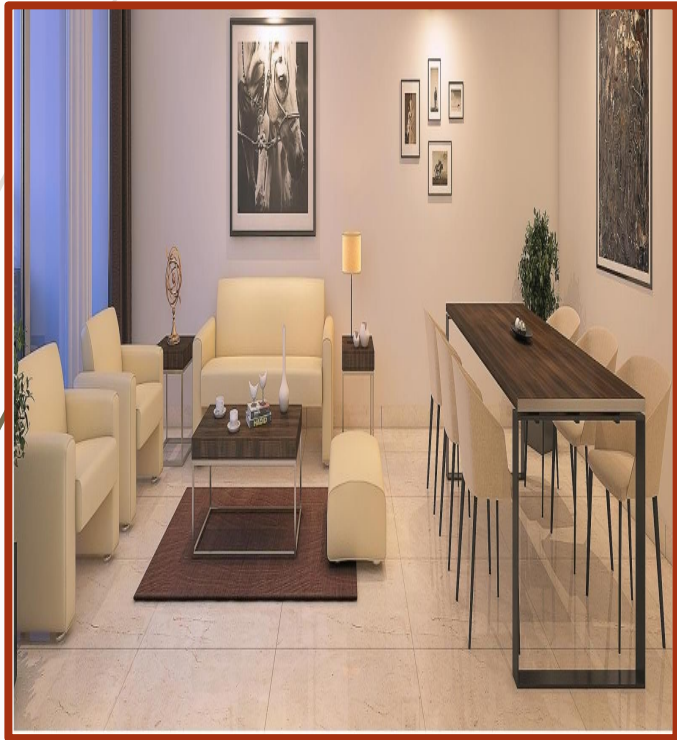
Electricity Meters	Provision as per local laws.
Connected Load Calculation	As per the Project Services Consultant.
Inverter	NA
Electrical Wires and Circuitry Conduits	Wires: Fire-resistant low smoke wires (copper core) from Havells / PLYCAB. Main Panel to Distribution Board: 10 sq. mm wires Light circuit: 1.5 sq. mm wires Power circuits: 4 sq. mm wires AC: 1.5 sq. mm wires, 4 core wires Light points, Earthing: 1 sq. mm wires Power points, Geysers: 2.5 sq. mm wires TV / Telephone / Internet: Internal wiring done. BEC / Polypack / AKG
Earthing pit	As per services design.
Switches	CRABTREE in white color (in the starting range).
MCBs, ELCBs & Distribution Board	Havells / ABB / Legrand

Flooring by premium reputed companies

Internal Flooring with Kajaria Tiles

Granite on stilt / parking area

Granite Counters in Kitchen and Bathroom



Internal Flooring	Glazed vitrified tiles from Kajaria Eternity of size upto 2.5 ft * 4 ft or upto 2.66 ft * 2.66 ft , 4 ft * 6 ft , 4 ft * 8 ft
Skirting	4" high skirting to match flooring in the space.
Bathroom (Floor +Walls) & kitchen walls	Glazed vitrified tiles from Kajaria Eternity of size upto 2.66 ft * 2.66 ft.
Balcony	Glazed vitrified tiles from Kajaria Eternity of size upto 2 ft * 2 ft.
Staircase (Tread , riser & skirting)	Granite
Stilt / Driveway	Granite with 4" skirting.
Terrace flooring	Glazed vitrified tiles from Kajaria Eternity of size upto 2 ft * 2 ft.
Kitchen and bathroom counter	Granite.
Toilet on Stilt & Terrace	Ceramic tiles from Kajaria of 2ft x 2ft.

Strong Factory-made Doors which blend with interiors perfectly

Elegant design

Water-proof polish

Termite Proof



Main Door	<p>Opening Size: Upto 4'-0" wide x 8'-0" high door.</p> <p>Veneer based Flush Doors & Frames: - which are Bending and Termite proof and provide Sound Insulation along with Impact and Fire Resistance.</p> <p>Hardware: Cylindrical lockset handles, hinges, bolts, buffer & doorstop, etc.</p>
Internal door	<p>Opening Size: Upto 3'-3" wide for Bedrooms, Store / Puja room etc. and upto 2'-6" wide for Bathrooms. The height of the doors is 8'-0'</p> <p>Veneer based Flush Doors & Frames: - which are Bending and Termite proof and provide Sound Insulation along with Impact and Fire Resistance</p> <p>Hardware: Cylindrical lockset handles, hinges, bolts, buffer & doorstop, etc. Number of doors: One in each bedroom & bathroom. Installation of extra doors will be separately chargeable.</p>
Door Upgradation	<p>Credit value of Rs 20,000 will be provided per door (including hardware & installation) in case the owner wants to upgrade the doors.</p>
Special Internal Doors	<p>Special internal doors like sliding, folding, glass doors, kitchen doors are charged separately as per design.</p>
Service and servant room doors	<p>wooden door in Wood finish provided at stilt level for access to service lane, on terrace and servant rooms.</p>

Use of premium fittings and fixtures

BATHROOMS	
Design	3 fixture Bathrooms (Basin, WC and Shower area).
Wash Basin, WC and Shower fixtures	Full bathroom consisting Parryware fittings ceramic, CP fittings and accessories.
Bathroom on Stilt & Terrace	Parryware fittings
Bathroom Concept	Niches with provisioning for light and finished in tiles or granite used in bathroom. Frameless float glass mirror installed with studs as per design .
Drain channels	Latest long drain channels in bathrooms and terrace to provide better drainage of water instead of traditional round drains.
Geyser Provisioning	When bathroom is next to balcony: Outside in balcony or inside as per owner's preference When bathroom is not next to balcony: Inside bathroom.
KITCHENS	
Tap and Sink	SS Sink from Hafelle , burner/chimney and faucet from Haffele.



**Bathroom Fittings
from Parryware**



**Linear Drains in Bathrooms
to avoid water clogging**



Elegant, Stylish & Sophisticated Facade

Luxury Emulsions from
MRF

Extensive list of materials
for Facade Design

Toughened glass, Stainless
steel Railings with Texture



FAÇADE DESIGN / ELEVATION

Façade design

Mix of texture paint from Unitle and SS railing in the balcony as per owner's choice. Based upon discussion with owner.

Boundary Wall & Gate

Gate design in SS and SS Screen. Gate columns clad in granite used in stilt flooring.

Name plate

Plot No. in steel alphabets and name plates in steel with etching.

Lift Lobby

Finished with a band of 12-inch granite around the lift door.

Neighbors Wall

Uncovered wall towards the neighbor's house or neighbor's wall towards your home will be plaster finished by Snowcem

WALLS & CEILINGS

Internal Walls Finish

Luxury/ Premium Emulsions from MRF (Aquafresh)

External Walls, Stilt, Terrace, Balcony, Courtyard, Shafts

Apex ultima from Asian Paints or ICI.

Decorative false ceiling

False ceiling with
provision for lights. (or)
Cove made with provision for lights and strip.

FABRICATION

Staircase Railing

SS Railing with wooden handrail with melamine polish from MRF Paints.



Thank you for your
time and
consideration

Manjeet Lochav
Chairman
LAMAR Group

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