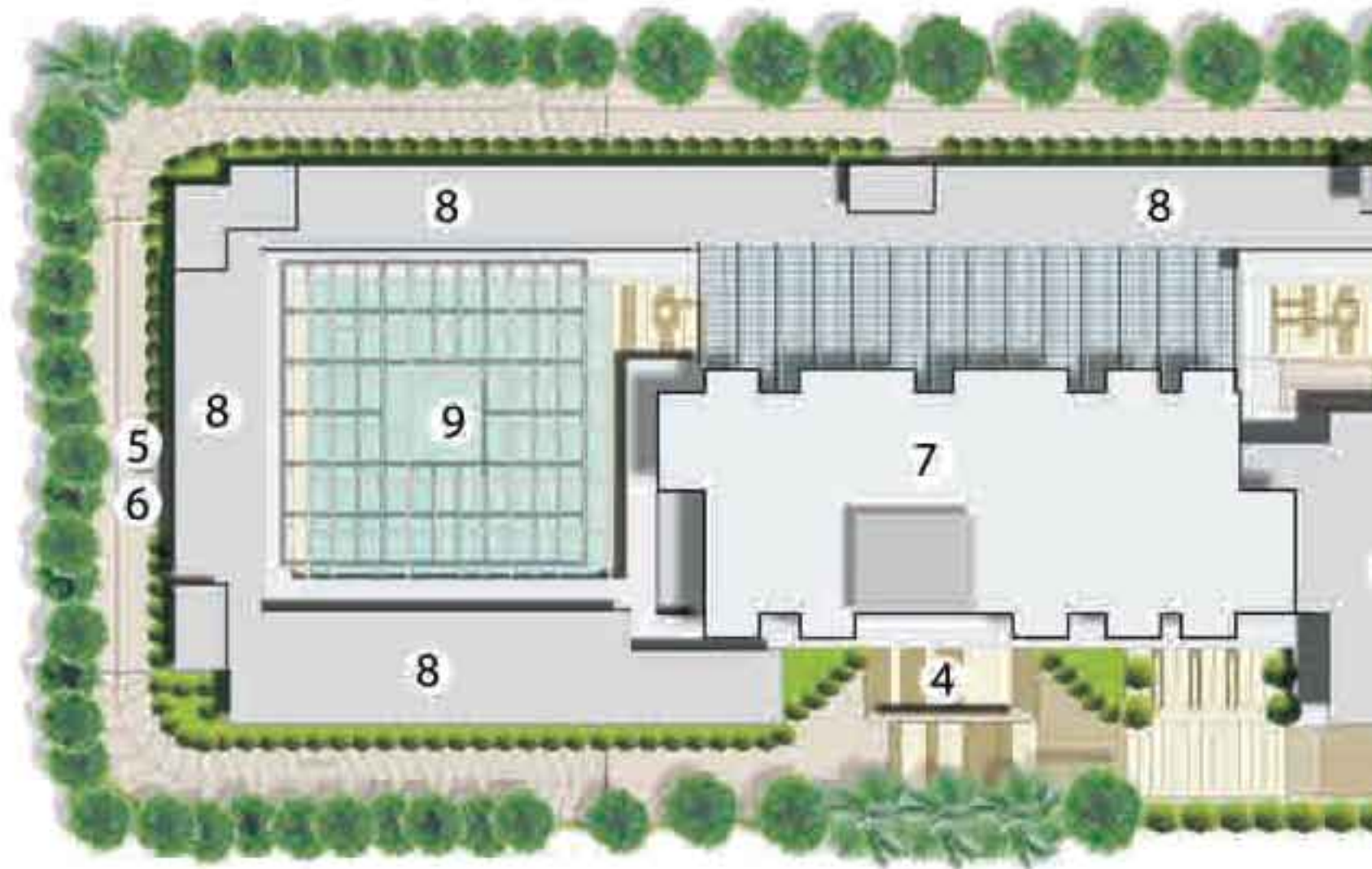




PARAS SQUARE

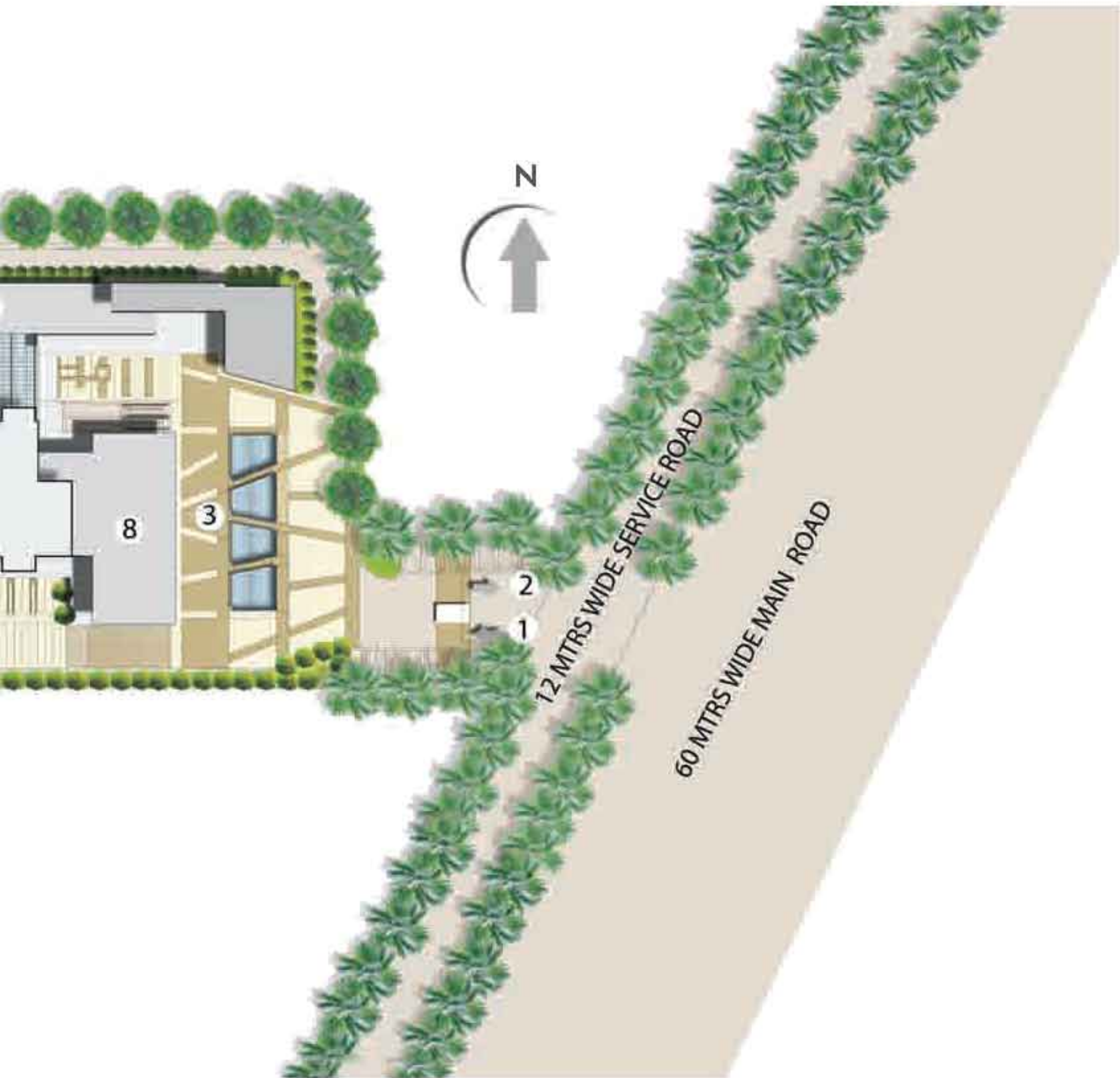
Retail. Commercial. Studio.

SITE PLAN



LEGEND

- 1 - ENTRY
- 2 - EXIT
- 3 - ENTRANCE PLAZA
- 4 - SERVICE APARTMENT DROP-OFF
- 5 - ENTRY TO BASEMENT
- 6 - EXIT FROM BASEMENT
- 7 - SERVICE APARTMENT TOWER
- 8 - RETAIL BLOCK
- 9 - PLAZA



N

8

3

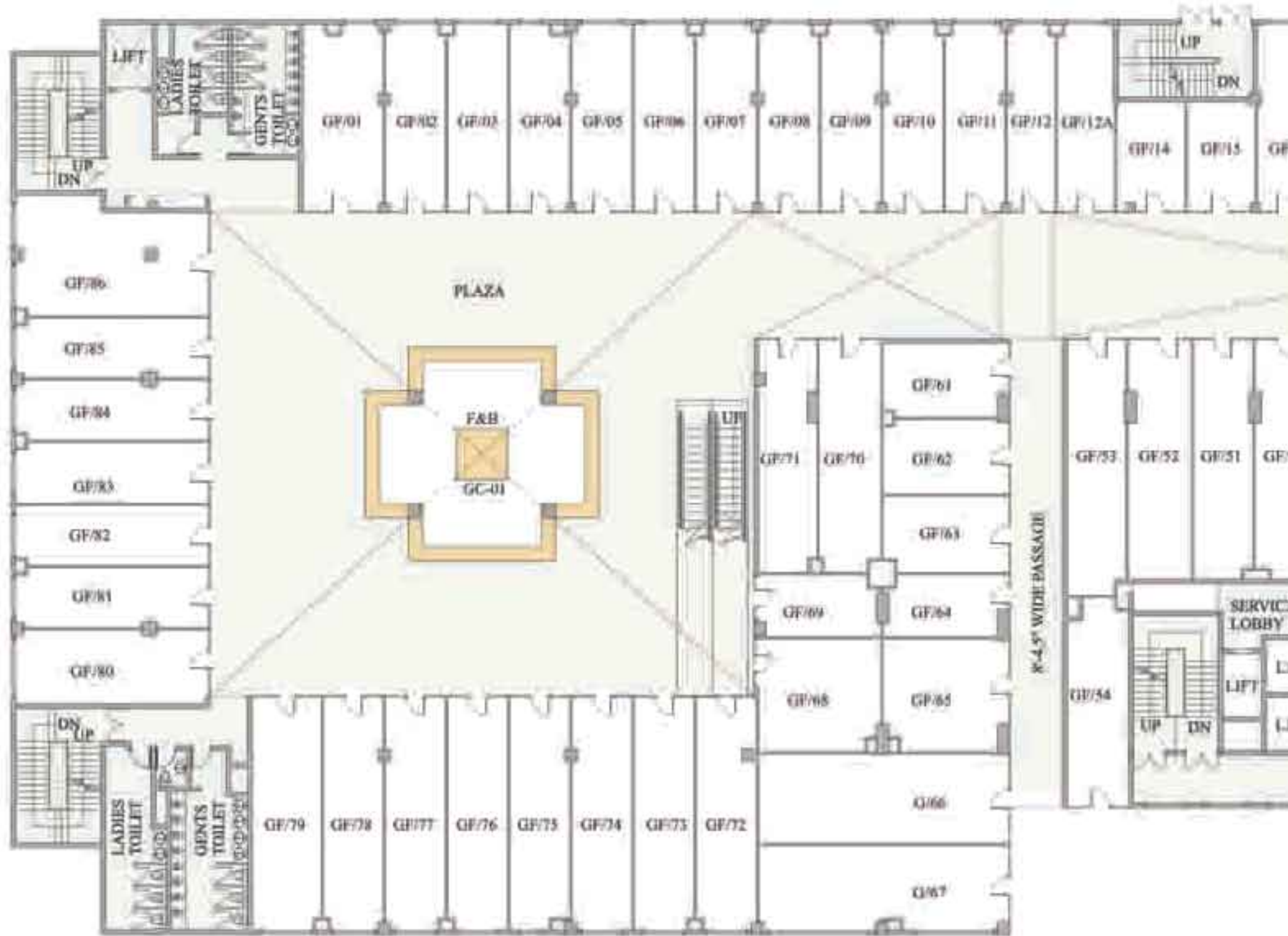
2

1

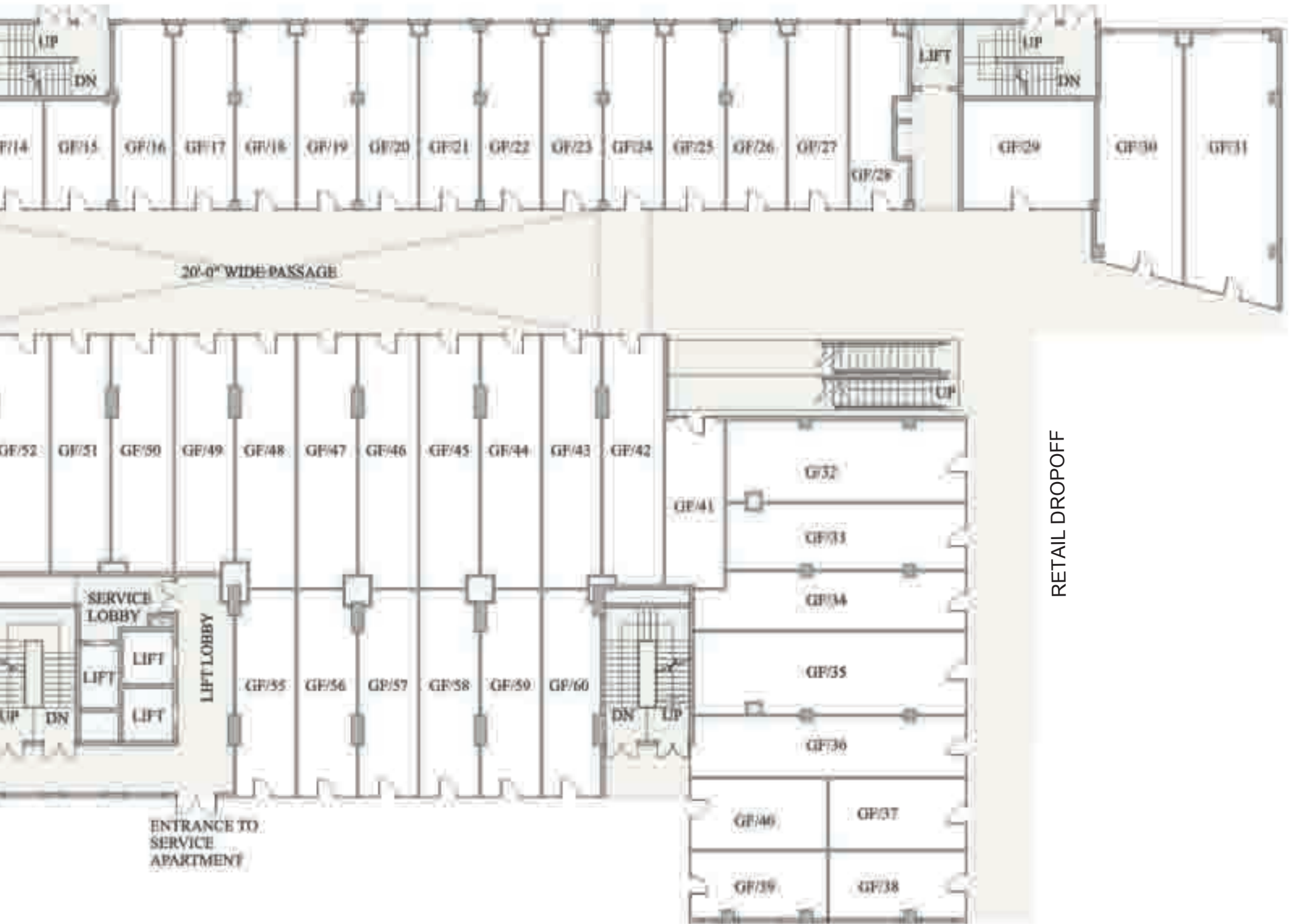
12 MTRS WIDE SERVICE ROAD

60 MTRS WIDE MAIN ROAD

FLOW OF SPACE - RETAIL



GROUND FLOOR LAYOUT PLAN

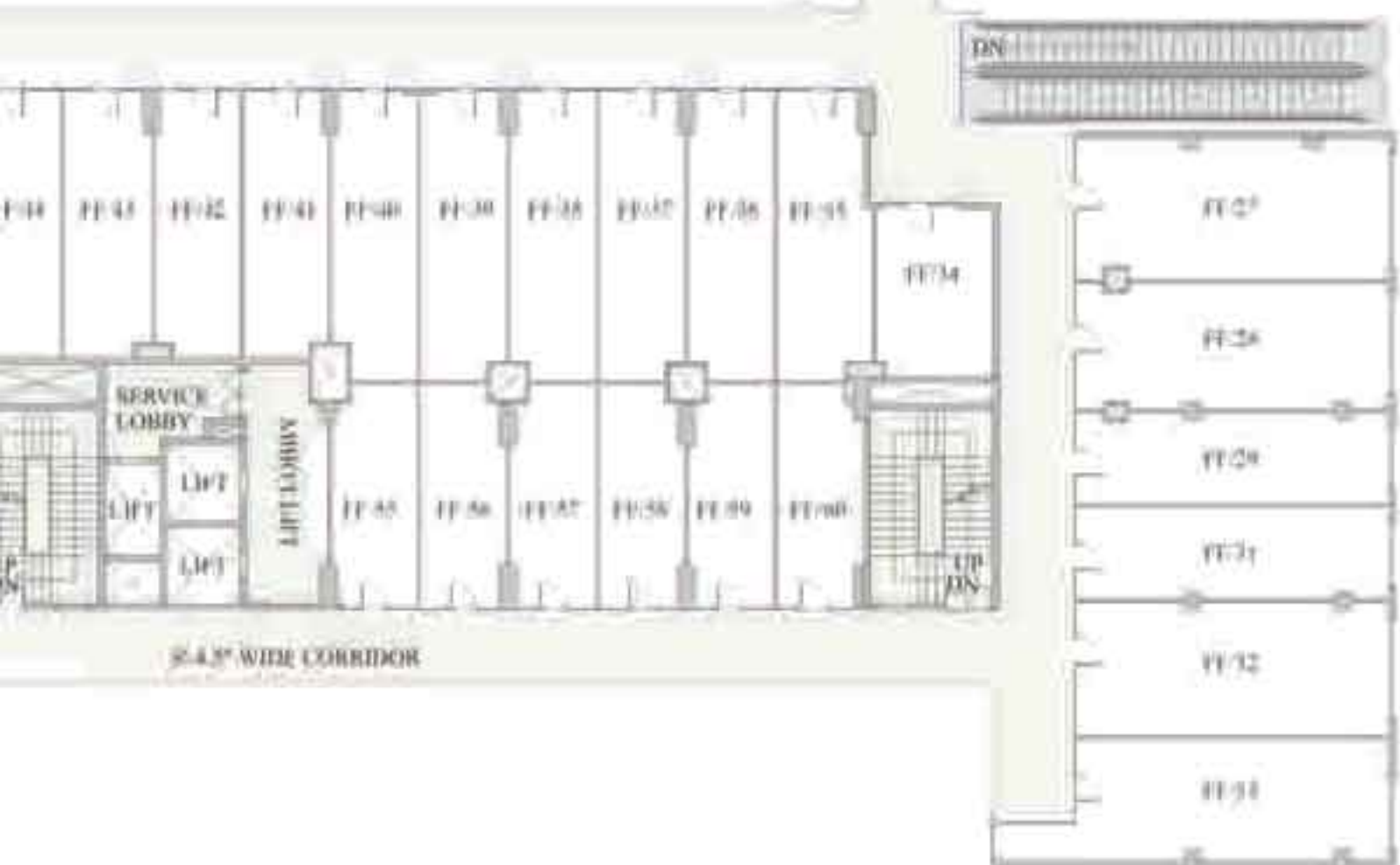
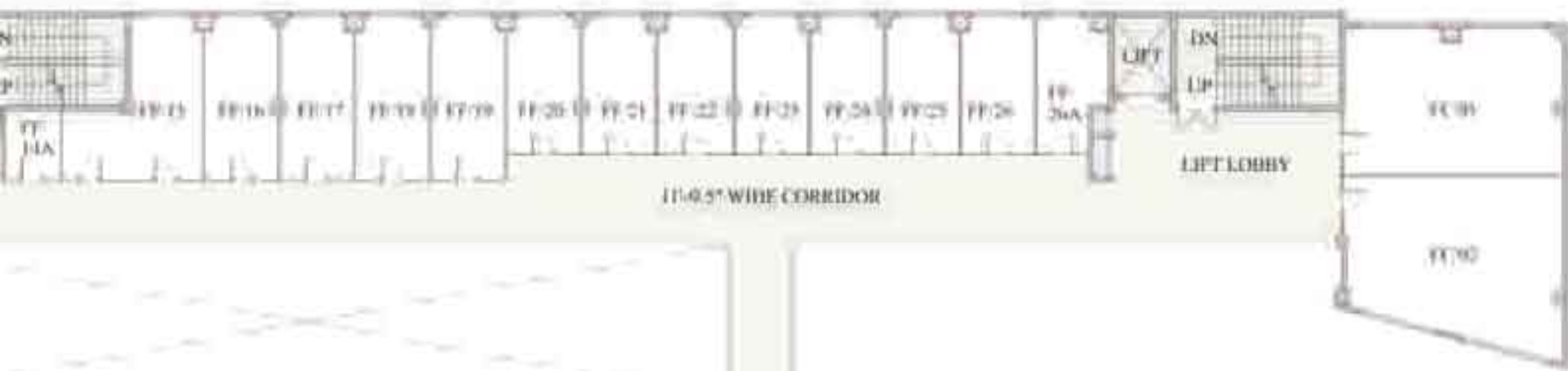


RETAIL DROPOFF

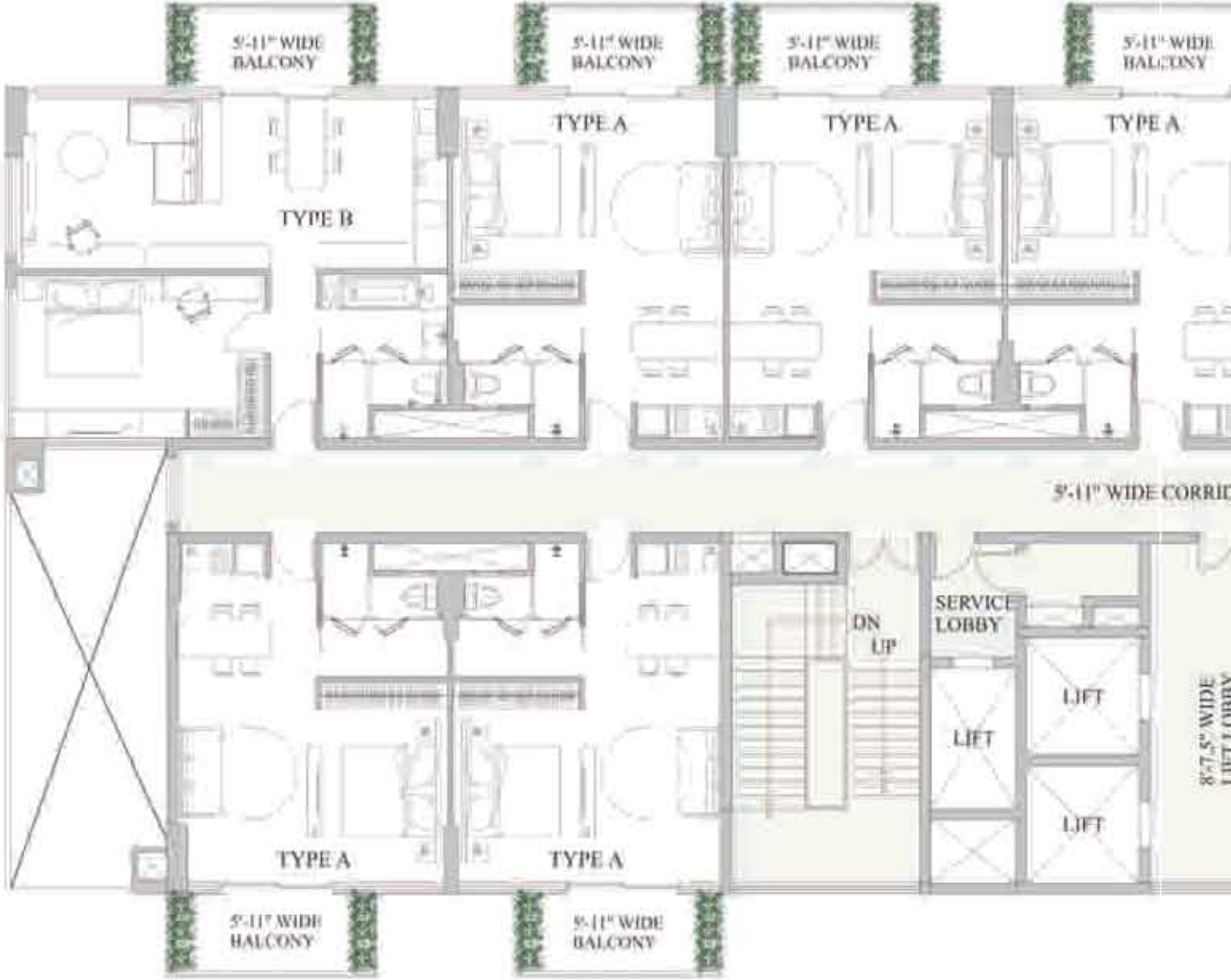
FLOW OF SPACE - RETAIL



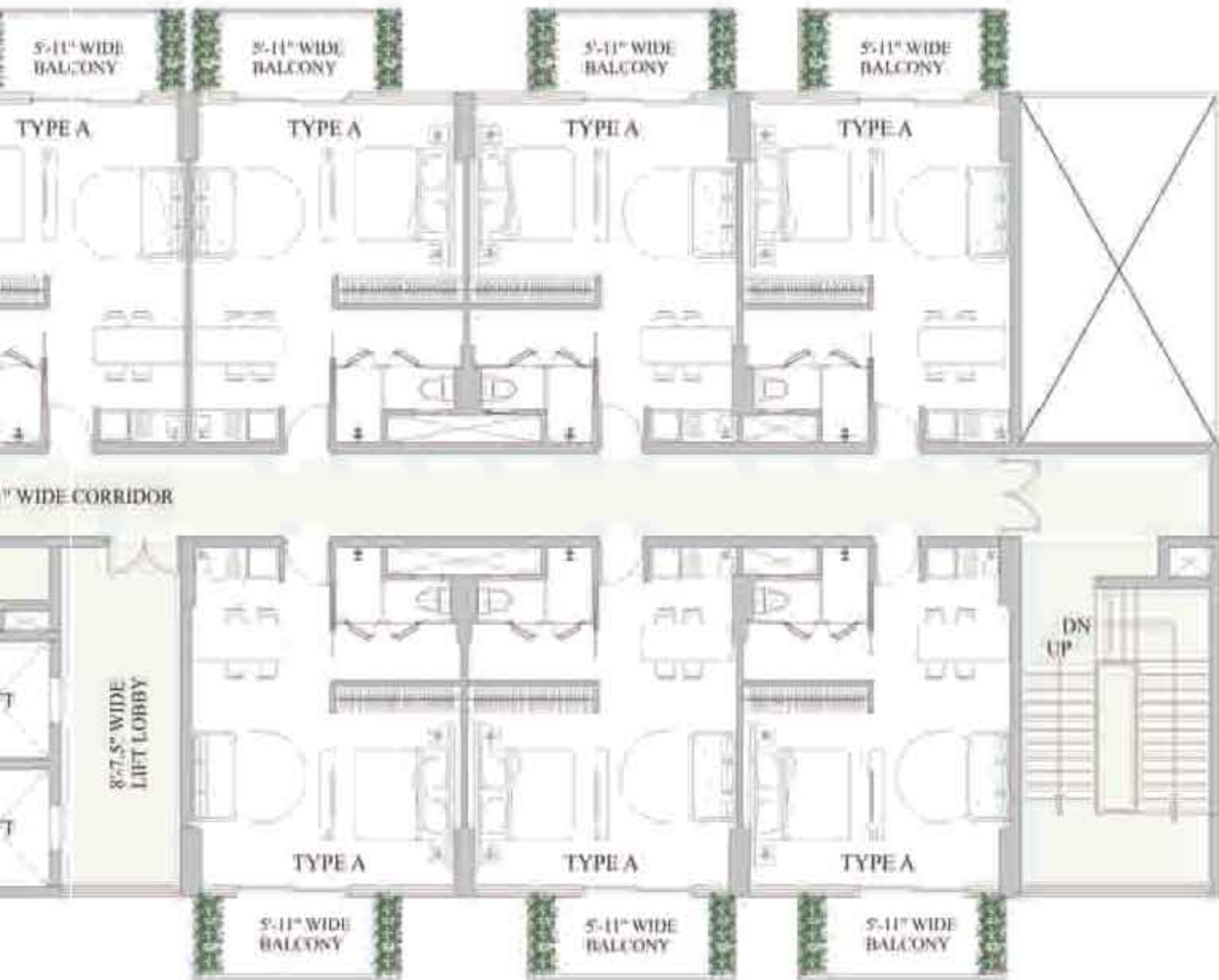
FIRST FLOOR LAYOUT PLAN



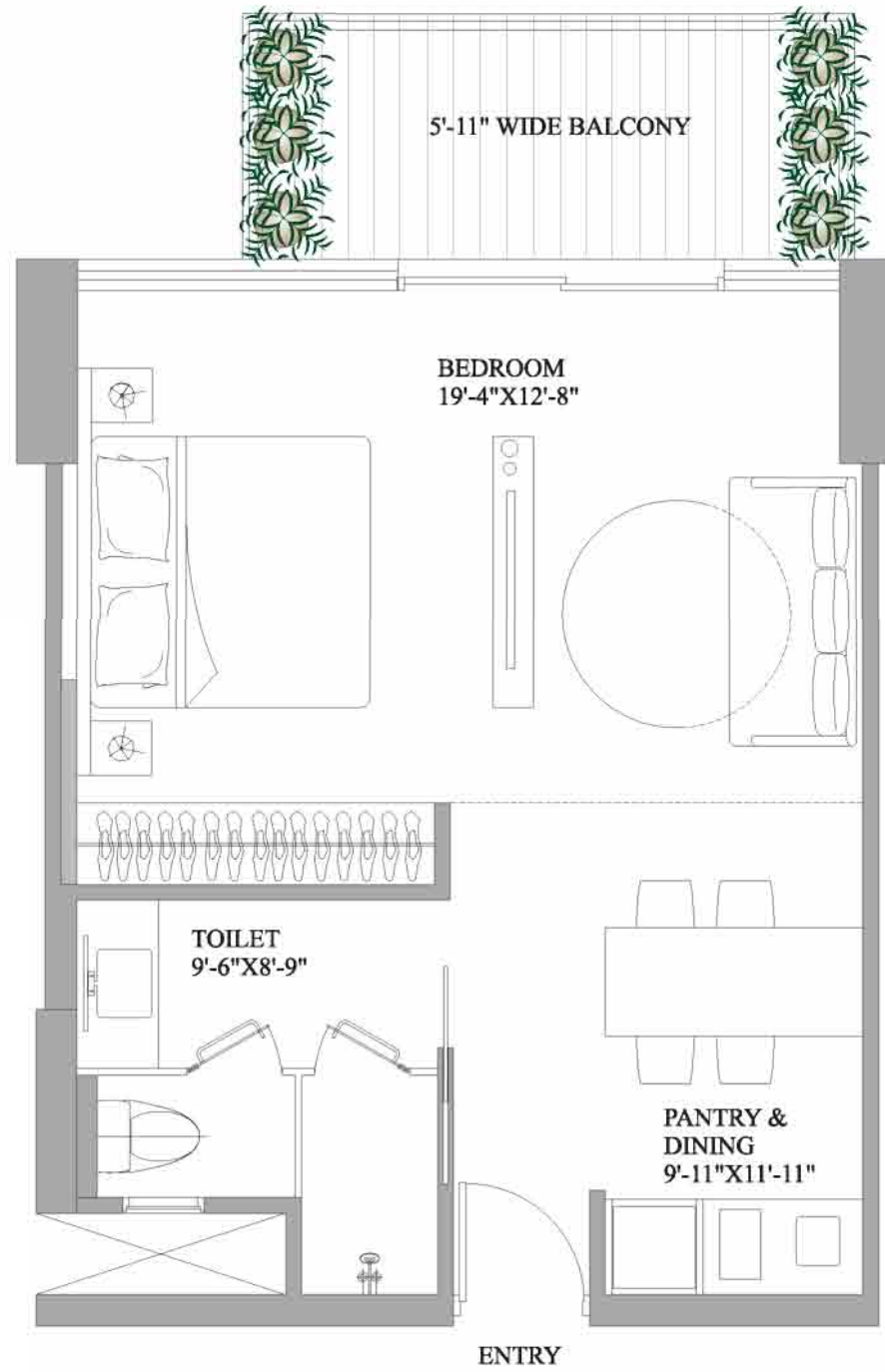
CLUSTER PLAN



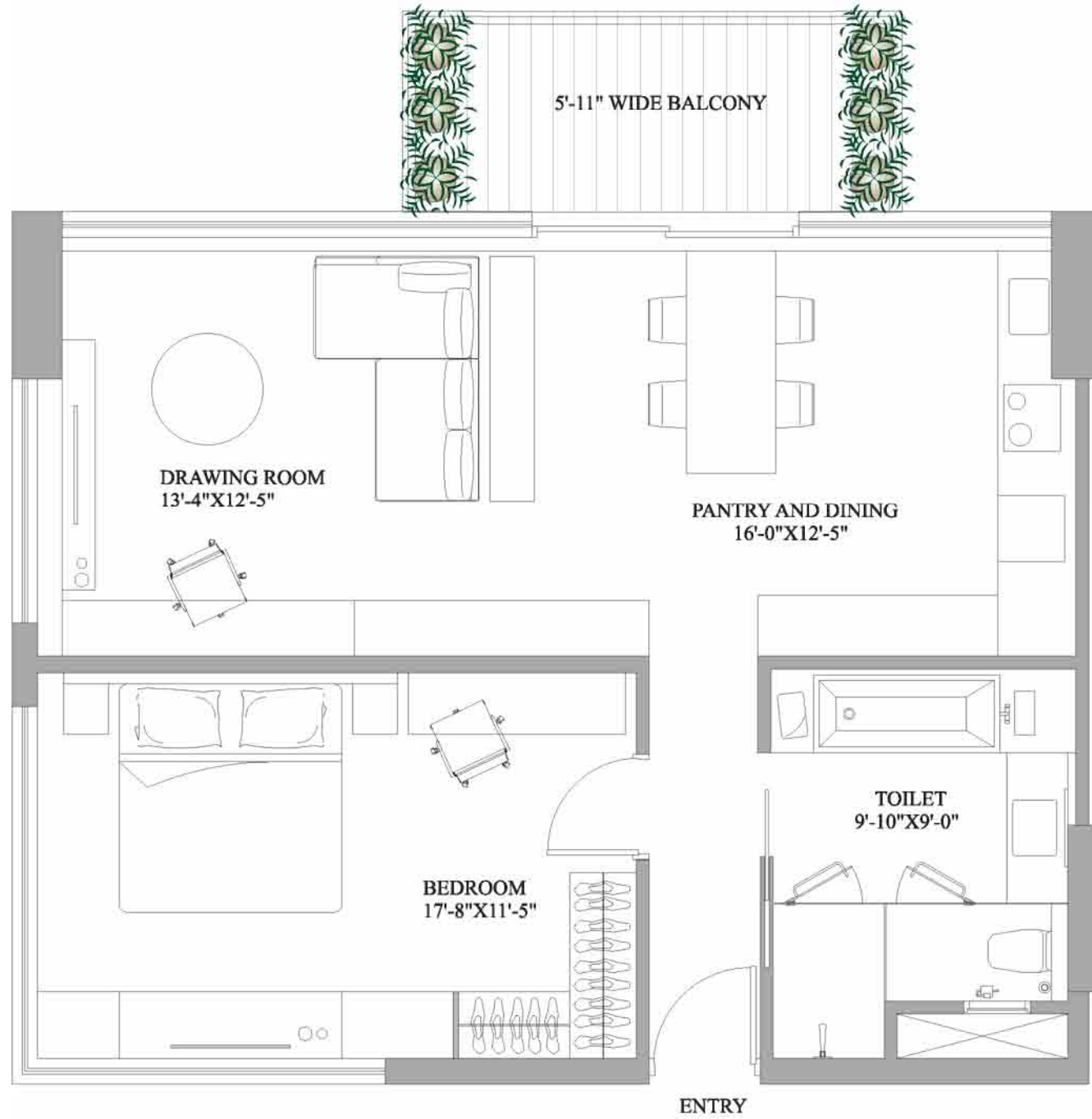
LAYOUT PLAN
SECOND TO FOURTEENTH FLOOR



FLOW OF SPACE



TYPE A
SUPER AREA: 870 SQFT



TYPE B
SUPER AREA: 1225 SQFT

SPECIFICATIONS- RETAIL

RETAIL SHOPS:-

Retail Floors - Ground & First
Large store fronts with glazing
Arcade along all Retail Units
Dedicated Signage areas for all Units as per design

STRUCTURE:-

RCC slab and column structure with masonry partitions
Passenger & Service Elevator and Staircases Connecting Retail levels

LANDSCAPE: -

Richly landscaped central plaza with paving and decorative features
Pedestrian plaza designed with seating areas and food kiosks
Dedicated drop-off zone and entrance for Serviced Apartment

FINISHES: -

Exterior : Combination of Glazed Stone fronts, windows, stone/metal panels & painted surface
Lobbies : Combination of Stone and painted surface
Basement : Broom finish Concrete
Tenant floor finish : Concrete floor
Common Toilets : Finished toilets with modern fittings and fixtures

PARKING:-

Basement for parking and Services
Adequate surface parking provided
Provision of access control and video
Surveillance

SECURITY: -

Video surveillance - Basement parking and Basement & Ground floor lobbies
Manned security - Boom barrier at all Vehicular entry & exit points

LIFE SAFETY:-

Wet Riser/Hose Reels/Sprinklers/Fire extinguishers provided as per norms
External Fire Hydrant provided as per norms

HVAC:-

AC Systems - Provision for Split AC Units
Ventilation and Exhaust provided for Common toilets and Basement

ELECTRICAL:-

Distribution - Provision of cable up to tenants Distribution Board
Metering - Tenant load will be metered
Lightening Protection & Earthing - Pits - provided
Emergency Lighting - Emergency lighting in selected common area

DIESEL GENERATORS:-

100% Power backup provided for Lighting, Power, and AC

SIGNAGE:-

Internal - Main lobby equipped with Tenant Directory and Directional signs
External - External Signage as per developers design and Conditions

SPECIFICATIONS - STUDIO

BED ROOM

Wall:PLASTIC EMULSION PAINT

Flooring:LAMINATED WOODEN FLOORING/VITRIFIED
TILES/CARPET

Doors:SKIN PANELED

Windows:ALUMINIUM/UPVC

LIVING & DINING AREA

Wall:PLASTIC EMULSION PAINT

Flooring:VITRIFIED TILES/ LAMINATED WOODEN
FLOORING/CARPET

Doors:LAMINATED FLUSH

Windows:ALUMINIUM/UPVC

PANTRY

Wall:CERAMIC TILES

Flooring:CERAMIC TILES/ VITRIFIED TILES/ LAMINATED
WOODEN FLOORING

Doors:SKIN PANELED

Windows:ALUMINIUM/UPVC

Sanitary Ware Fixtures:STAINLES STEEL

Sanitary Ware Fittings:BRANDED

BALCONY

Wall:EXTERNAL PAINT

Flooring:CERAMIC TILES

Doors:ALUMINIUM/UPVC

Windows:ALUMINIUM/UPVC

TOILET

Wall:CERAMIC TILES

Flooring:CERAMIC TILES

Doors:SKIN PANELED

Windows:ALUMINIUM/UPVC

Sanitary Ware Fixtures:WC & WASH BASIN

Sanitary Ware Fittings:BRANDED

AMENITIES

Double Bed

Sofa

Centre Table

Curtain Drapes

Wardrobe

Split AC

Kitchen Cabinet

Microwave

Refrigerator

HOB

Chimney

LCD TV