


Shapoorji Pallonji

NORTHERN LIGHTS

Pokhran Road 2, Thane

GROUP LEGACY AND GLOBAL FOOTPRINT

 Creating landmarks for over **150 years**

 Over **220 mn. sq. ft.** (20.4 mn sq.m) constructed in India

 Global presence in more than **60 countries**

 Over **69,000 employee** base



16+ GROUP COMPANIES



A Shapoorji Pallonji - Dilip Thacker Group Joint Venture

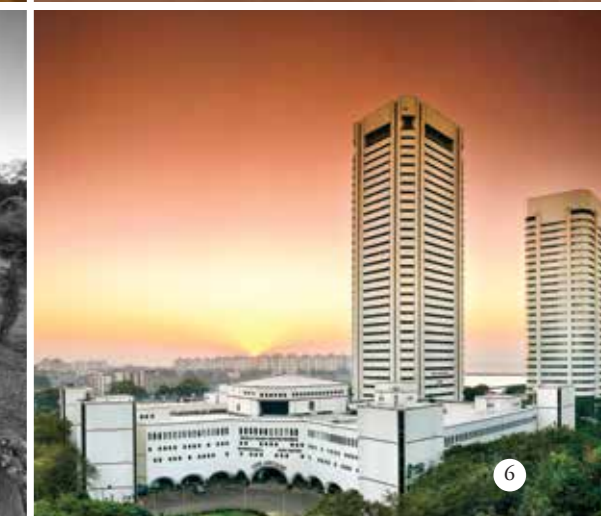
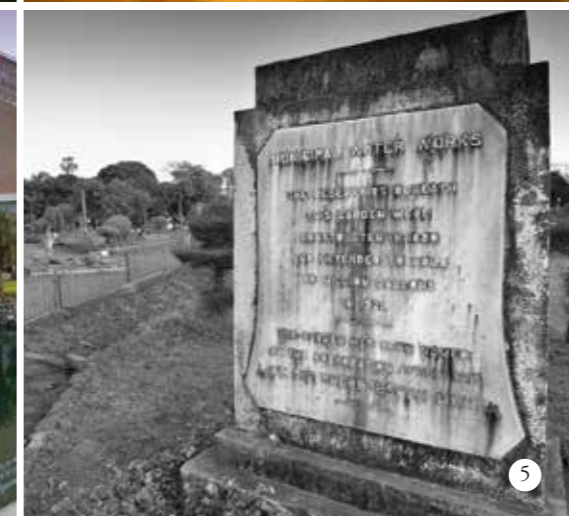


The Imperial, Mumbai



SNEAK PEEK OF THE LEGACY

1. The Imperial - Mumbai
2. Chenani-Nashri Tunnel - Jammu & Kashmir
3. Palace of the Sultan of Oman - Oman
4. Fairmont Bab Al Bahr - Abu Dhabi
5. Malabar Hill Reservoir - Mumbai
6. World Trade Centre - Mumbai
7. MCA Stadium - Pune
8. Buddh International Circuit - Greater Noida
9. Oberoi Towers - Mumbai



RECOGNITION WELL-DESERVED

Shapoorji Pallonji E&C has been ranked
No. 1 Construction Company
among top 50 real estate and infrastructure companies,
by the Construction Week India magazine
(Volume 10, Issue 3, 2018).

One of India's independent construction companies,
developing its own residential projects, brand Shapoorji
Pallonji is symbolic of trust and quality.



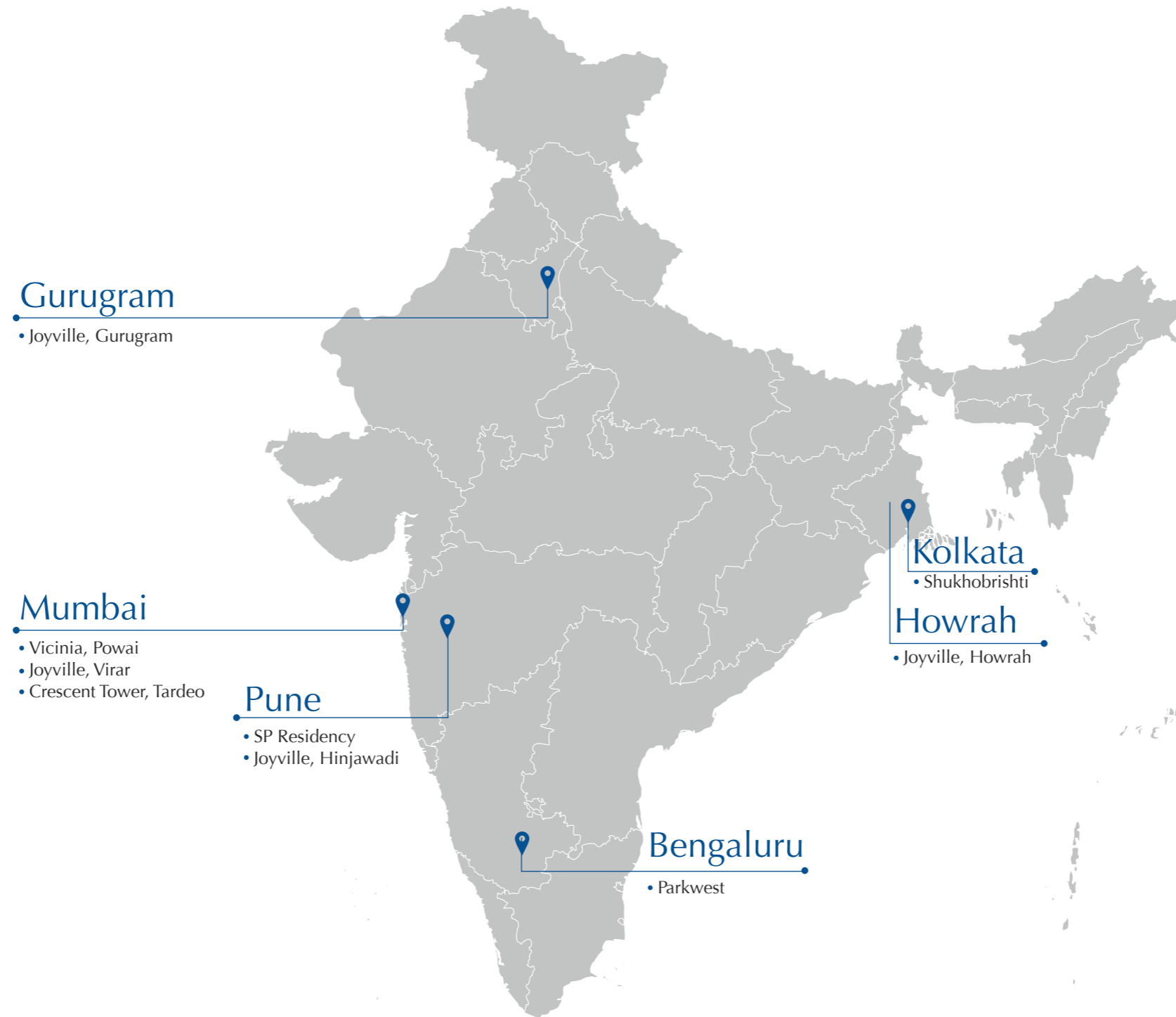


Shapoorji Pallonji Real Estate

Shapoorji Pallonji Real Estate is a well-regarded, reputed player in the Indian real estate sector with a roster of several landmarks across the country. It has a sterling reputation for cutting-edge design innovation, construction quality and architectural excellence.

The residential portfolio extends across 5 major cities and cuts through segments, extending from super luxury residences in Mumbai, to India's largest mass housing project in Kolkata.

CURRENT FOOTPRINT ACROSS INDIA



NOW PRESENTING

Shapoorji Pallonji

NORTHERN LIGHTS

Pokhran Road 2, Thane



**BEST OF THANE
OUTSIDE.**



**SHAPOORJI PALLONJI
INSIDE.**

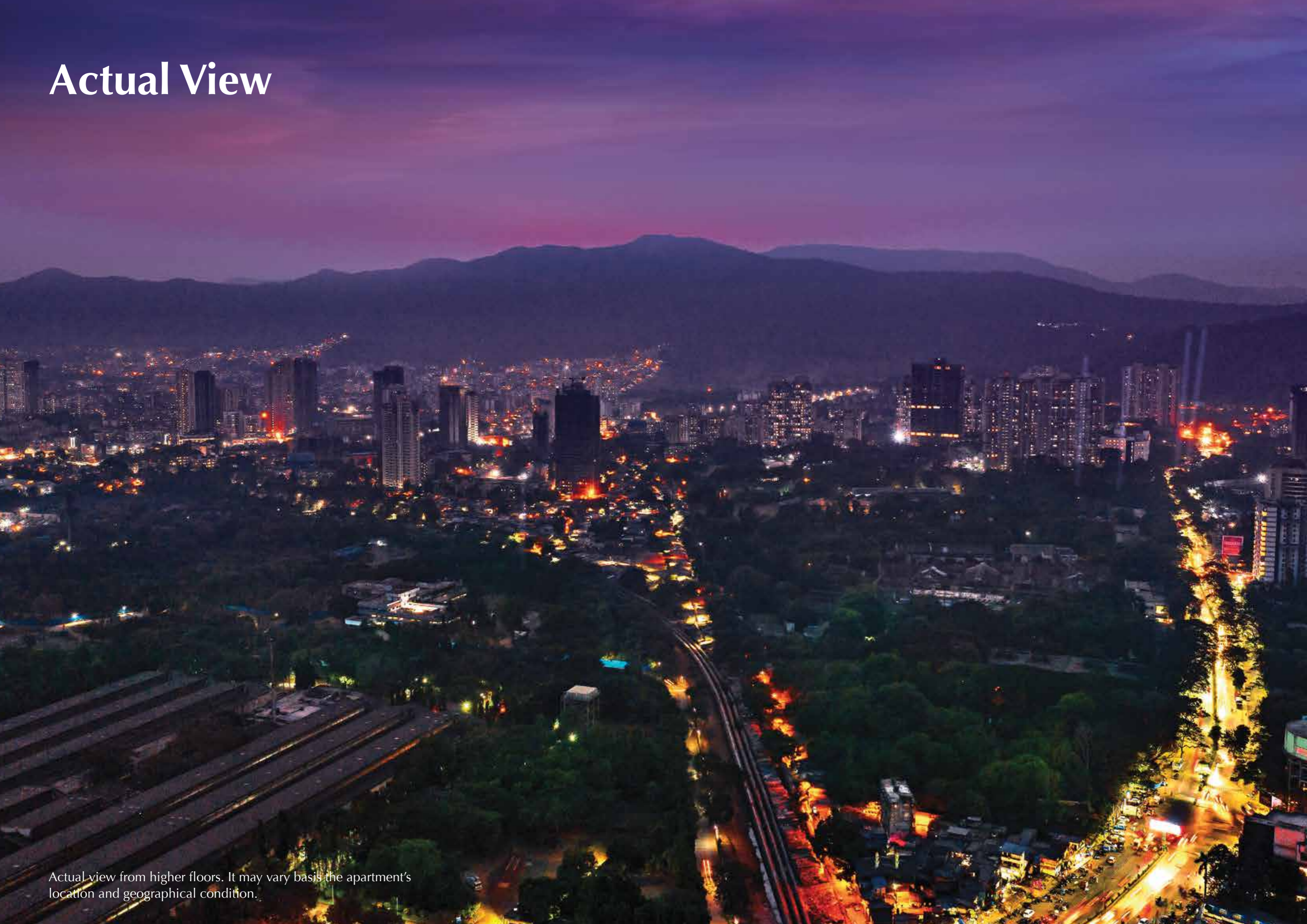
Shapoorji Pallonji
NORTHERN LIGHTS
Pokhran Road 2, Thane

Actual View



Actual view from higher floors. It may vary basis the apartment's location and geographical condition.

Actual View



Actual view from higher floors. It may vary basis the apartment's location and geographical condition.

LOCATION MAP



Upcoming Infrastructure*

Over the years Thane has transformed into a hub of major infrastructural developments. Some of the upcoming and proposed infrastructure:

- Proposed road tunnel between Tikuji-ni-wadi (Thane) and Borivali
- Wadala-KasarvadaVali Metro line 4, Kapurbawdi-Bhiwandi Metro line 5
- Vitawa bypass road, connecting Kopri to Thane-Belapur Road
- Upcoming Thane-Bhiwandi-Kalyan Monorail
- Proposed Kapurbawdi Metro Station - 1.2 km from the site
- Proposed Majiwada Metro Station at a walking distance

Schools (from Project Site)

Tilak International School	0.45 km	New Horizon School	2.7 km
BIMS Paradise English High School	0.85 km	Smt. Sulochanadevi Singhania School	3.7 km
Vasant Vihar High School	1.4 km	St. John the Baptist High School	4 km
CP Goenka International School	1.9 km	Orchid International School	5.1 km
Lok Puram Public School	2 km	Rainbow International School	5.2 km
Lodha World School	2.4 km	St. Lawrence High School	6.4 km

Hospitals (from Project Site)

Bethany Hospital	1.8 km	Kaushalya Medical Foundation Trust Hospital	3.5 km
Currae Specialty Hospital	1.8 km	Sapphire Hospital	4.8 km
Dr. Bansals Arogya Hospital	1.9 km	ESIC Hospital	4.4 km
Global Hospital	2.1 km		
Jupiter Hospital	2.3 km		
Titan Hospital	2.9 km		

Entertainment (from Project Site)

Cinemax Wondermall	1.1 km
Vasant Vihar Plaza	1.5 km
Cinema Star	2 km
Korum Mall	3.2 km
Gold Cinemas	4.1 km
Cinemax Eternity Mall	4.9 km
Decathlon	6.5 km

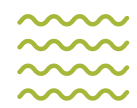
Commercial (from Project Site)

Dev Corpora	2.6 km
iThink	3.4 km
Wagle Estate	5.9 km

*Source: Internet. Estimated travel distance is tentative and based on normal traffic conditions. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities.

POKHRAN ROAD 2 OUTSIDE. THE PERFECT OPPORTUNITY INSIDE.

Pokhran Road No. 2 boasts of seamless connectivity to the prominent roadways and a robust growth in social infrastructure like educational institutions, hospitals, commercial centres and much more. The area has emerged as one of the most preferred residential locations in Thane.



In all, there are 33 lakes in the city of Thane including Upvan Lake, which is known for its serene views, recreational activities, Upvan Art Festival and much more.

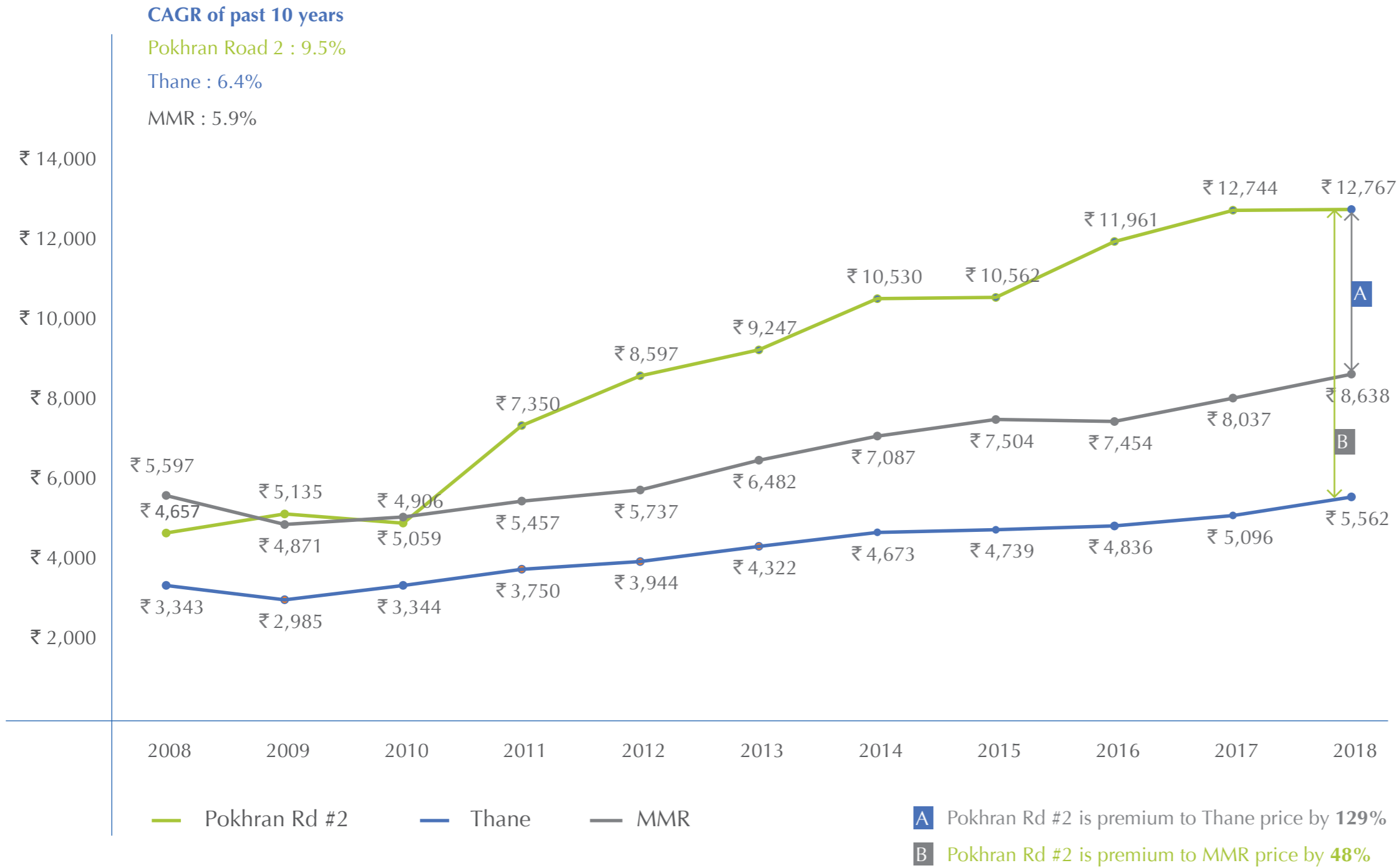


Thane is also surrounded by Yeoor Hills and is home to Thane Creek Flamingo Sanctuary



Actual view from higher floors. It may vary basis the apartment's location and geographical condition.

WEIGHTED AVERAGE PRICE TRENDS/POKHRAN VS THANE VS MMR



Source: Propequity | MMR: Mumbai Metropolitan Region

Major Landmarks (from Project Site)

Ghodbunder Road	300 m	Thane Toll Eastern Express Way	8 km
Tikuji-ni-wadi	3.6 km	Airoli	9 km
Thane Railway Station	4.5 km	BKC	24.9 km
Mulund Check Naka	5.5 km	Mumbai Domestic Airport	28 km
Wagle Estate	5.9 km		

*Source: Internet. Estimated travel distance is tentative and based on normal traffic conditions.

THANE'S GLORY OUTSIDE. LIFESTYLE AMENITIES INSIDE

Northern Lights by Shapoorji Pallonji, spread across 4.8 acres (19,424.9 sq. m), offers 2 BHK, (1+2) and (2+2) BHK combination apartments in one of the tallest towers in Thane. Inside this sprawling complex the project also offers a large amenity space, for you and your family to indulge in. With 60+ amenities & features, you can rest assured, there will never be a day with nothing to do.

KEY HIGHLIGHTS

4.8
acres

Approx. 4.8 acres (19,424.9 sq. m)
of development



The tallest towers in Thane

60+

Amenities & Features



Eureka Forbes Air and Water
Purifier within the apartment



Future-ready homes*
powered by **JioGigaFiber**



Maintenance by Forbes
Facility Management#



Premium 2 BHK, (1+2) and (2+2) BHK
Combination Apartments



2 levels of dedicated
amenity space



Proposed retail space
within the development



Vehicle free podium
amenity level



Construction by
Shapoorji Pallonji And
Company Private Limited

AMENITIES AND FEATURES



Spa



Meditation Court



Jacuzzi



Sauna



Wellness

- Spa
- Yoga Deck
- Sauna
- Reflexology Area
- Jacuzzi
- Medical Emergency Room
- Meditation Court
- Super Tree Sculpture

AMENITIES AND FEATURES



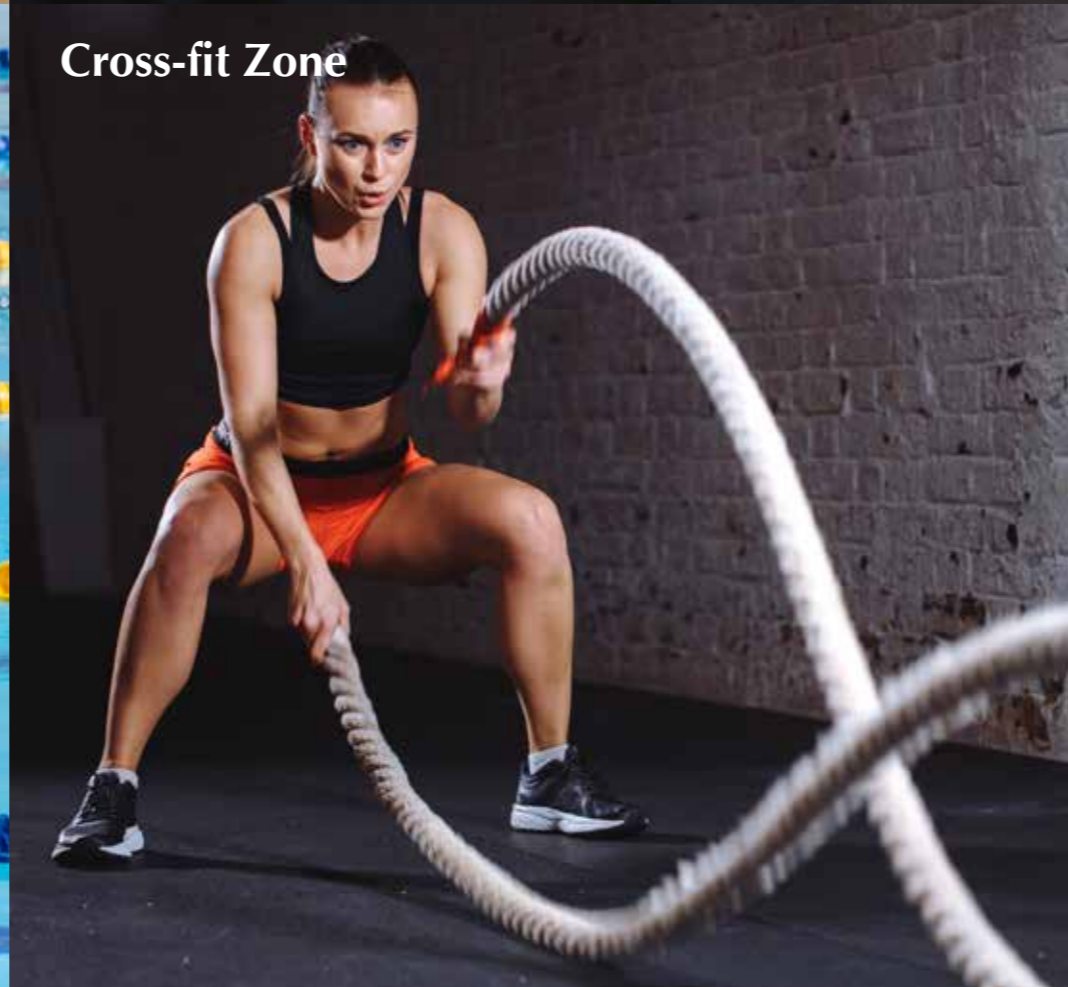
Multipurpose Court



Main Lap Pool



Gymnasium



Cross-fit Zone



Health & Fitness

- Multipurpose Court
- Gymnasium
- Main Lap Pool
- Fitness Corner
- Spinning Room
- Pilates Room
- Cross-fit Zone
- Tai Chi Zone

AMENITIES AND FEATURES



Party Lawn



Tropical Aquarium



Amphitheatre



Roof Terrace Barbeque Area



Entertainment

- Party Lawn
- Multipurpose Lawn
- Poolside Garden
- Amphitheatre
- Al Fresco Dining
- Roof Terrace Barbeque Area
- Tropical Aquarium

AMENITIES AND FEATURES



Electronic Gaming Room



Library



Cricket Pitch



Adventure Climbing Wall



Recreation

- Pool Deck
- Music Room
- Indoor Amenities Area
- Children's Play Area - Slam Dunk
- Card Room
- Electronic Gaming Room
- Library
- Family/Children's Pool
- Family Lap Pool
- Cricket Pitch
- Senior Citizens' Corner
- Community Hall
- Urban Farming Zone
- Adventure Climbing Wall
- Art and Crafts Room
- Sand Pit
- Karate/Martial Arts Room
- Pocket Garden

AMENITIES AND FEATURES



Day Care/Crèche



Hammock Lounge



Proposed Retail Development



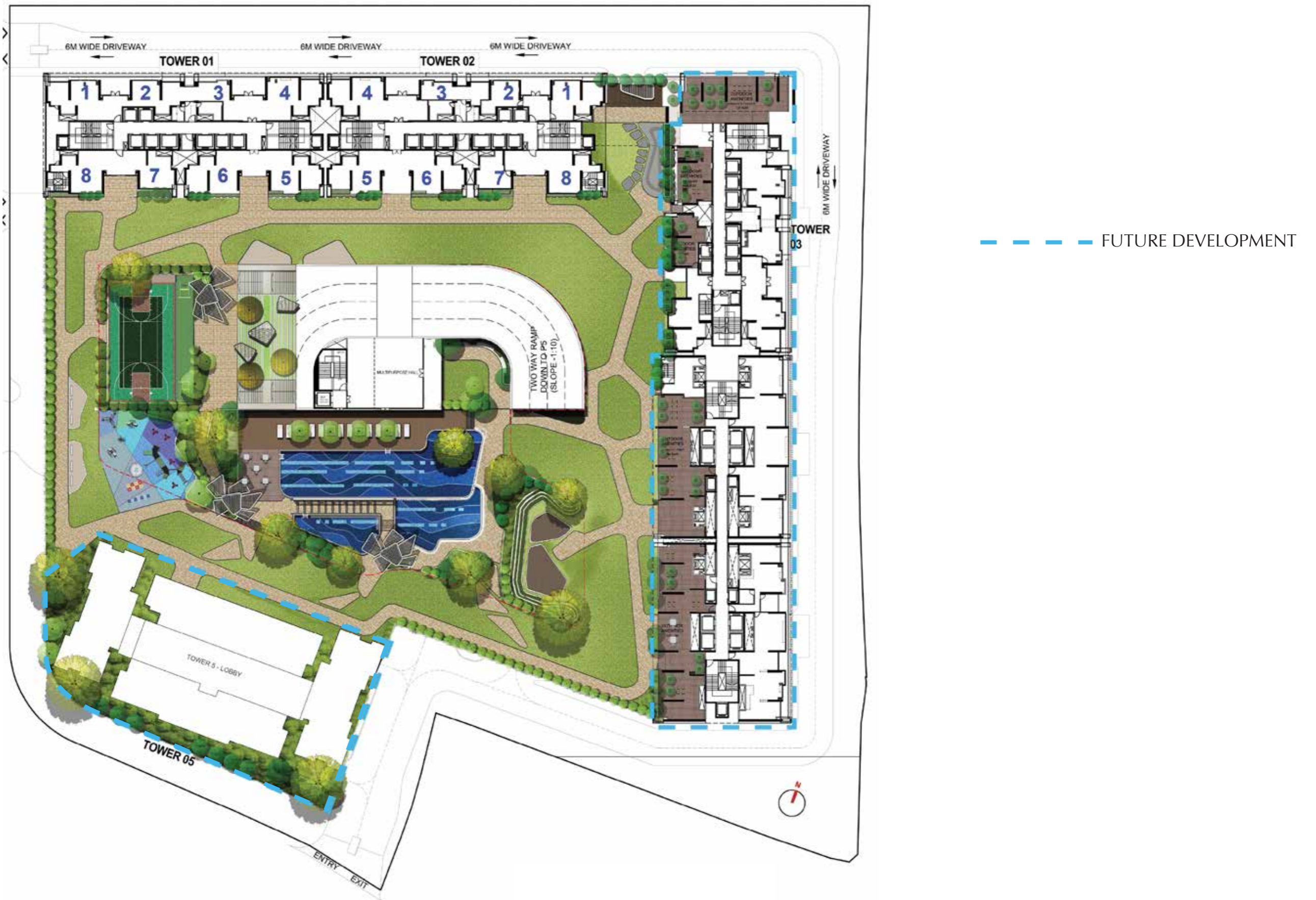
Multipurpose Room



Utilitarian

- Business Centre
- Laundry Room
- Day Care/Crèche
- Shower Area
- Timber Deck
- Hammock Lounge
- Seating Corner
- Admin Office
- Proposed Retail Development
- Cascade Planter
- Walkway/Fire Engine Access
- Steps with Canopy
- Viewing Trellis
- Pedestrian Walkway
- Pet Walkway
- Multipurpose Room
- Food Hall
- Cascade Water Feature
- Indoor Water Feature
- Feature Sculpture

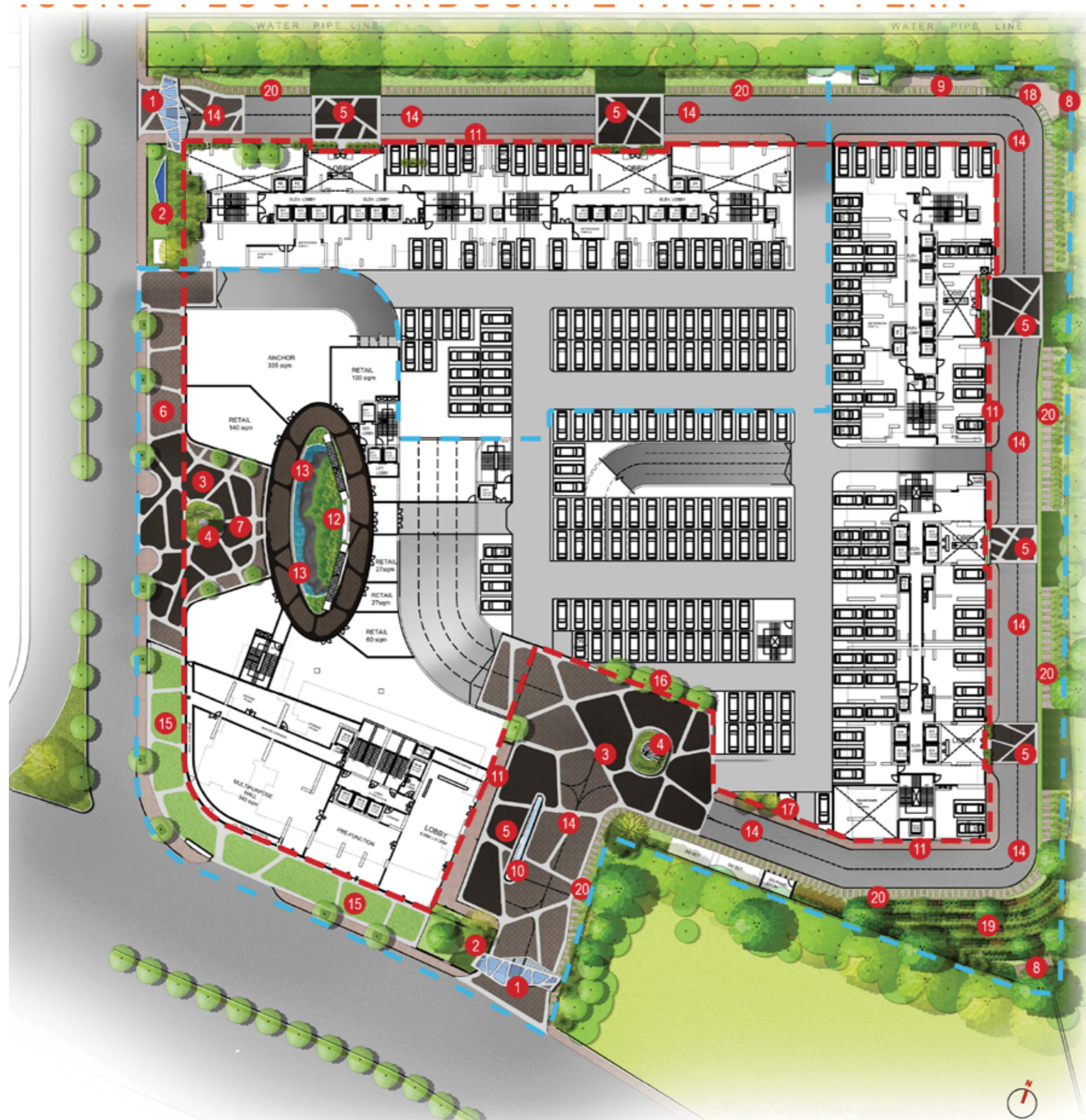
MASTER PLAN - APARTMENT PLACEMENT



MahaRERA Number: P51700019864, P51700019865, for more details visit: maharera.mahaonline.gov.in

Disclaimer: *Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases (Future Development) are developed. The location and the provision of the amenities are at the proposal stage and are subject to approval from the authorities. This plan should be referred for apartment numbering & central landscapes only.

GROUND FLOOR LANDSCAPE FACILITY PLAN



LEGEND:

1. ENTRY GATE
2. SIGNAGE FEATURE WALL
3. ROUNDABOUT
4. FEATURE SCULPTURE
5. RESIDENTIAL DROP-OFF AREA
6. COMMERCIAL PROMENADE AREA
7. COMMERCIAL DROP-OFF
8. VIEWING TRELLIS
9. PET'S CORNER
10. CASCADE WATER FEATURE
11. PEDESTRAIN WALKWAY
12. CASCADING PLANTING
13. INDOOR WATER FEATURE
14. DRIVEWAY
15. MULTIPURPOSE LAWN
16. GREEN WALL
17. POCKET GARDEN
18. SAND PIT ADVENTURE WALL
19. URBAN FARMING ZONE
20. PET'S WALKWAY

BASEMENT LINE



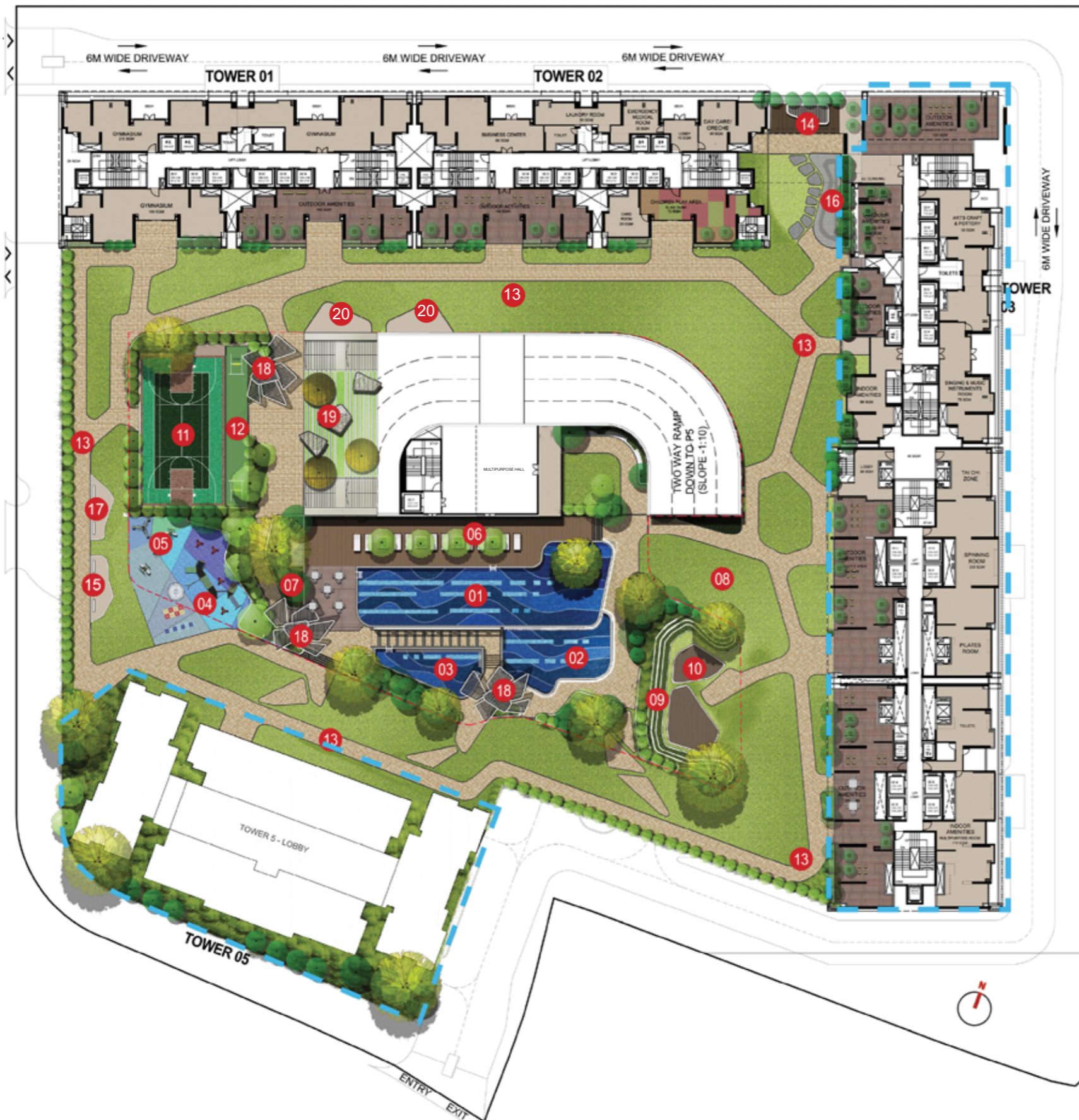
FUTURE DEVELOPMENT



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AMENITY FLOOR 1 LANDSCAPE FACILITY PLAN



LEGEND:

1. MAIN LAP POOL
2. FAMILY POOL
3. CHILDREN'S POOL
4. CHILDREN'S PLAY AREA
5. FITNESS CORNER
6. POOL DECK
7. POOL SIDE GAERDEN
8. OPEN LAWN
9. AMPHITHEATRE
10. TIMBER DECK
11. MULTIPURPOSE COURT
12. CRICKET PITCH
13. WALKWAY / FIRE ENGINE ACCESS
14. SENIOR CITIZENS CORNER
15. YOGA DECK
16. REFLEXOLOGY AREA
17. MEDITATION COURT
18. SUPER TREE SCULPTURE
19. INFORMAL SEATING
20. SEATING CORNER

--- FUTURE DEVELOPMENT

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AMENITY FLOOR 2 LANDSCAPE FACILITY PLAN



LEGEND:

1. CASCADING PLANTER
2. INFORMAL SEATING
3. PARTY LAWN
4. MULTIPURPOSE HALL
5. AL FRESCO DINING
6. ROOF TERRACE BBQ AREA

--- FUTURE DEVELOPMENT

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Elevation

Artist's Impression, not an actual site image



Swimming Pool

Artist's Impression, not an actual site image



Recreation Zone

Artist's Impression, not an actual site image

PRODUCT CONFIGURATION

Towers Orion and Omega at Northern Lights present thoughtfully designed homes. Each home at Northern Lights has been designed to offer you a happier, healthier and holistic life.

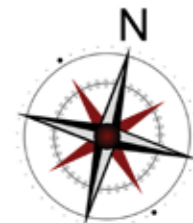
TYPOLOGY	RERA CARPET AREA		ENCLOSED BALCONY		KITCHEN DRY BALCONY		FLOWER BED		SERVICE SLAB	
	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.	SQ. M	SQ. FT.
2 BHK	50.44	542.94	5.05	54.36	1.61	17.33	3.20	34.44	3.57	38.43
2 BHK	50.44	542.94	5.05	54.36	1.61	17.33	3.08	33.15	3.57	38.43
2 BHK	57.44	618.28	6.19	66.63	1.57	16.90	3.35	36.06	3.35	36.06
2 BHK	51.15	550.58	5.03	54.14	1.61	17.33	3.20	34.44	3.57	38.43
2 BHK	51.07	549.72	5.03	54.14	1.61	17.33	3.20	34.44	3.63	39.07
2 BHK	57.93	623.56	6.19	66.63	1.47	15.82	3.35	36.06	3.34	35.95

NORTHERN LIGHTS

Pokhran Road 2, Thane



TOWER-1 TYPICAL FLOOR PLAN



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NORTHERN LIGHTS

Pokhran Road 2, Thane

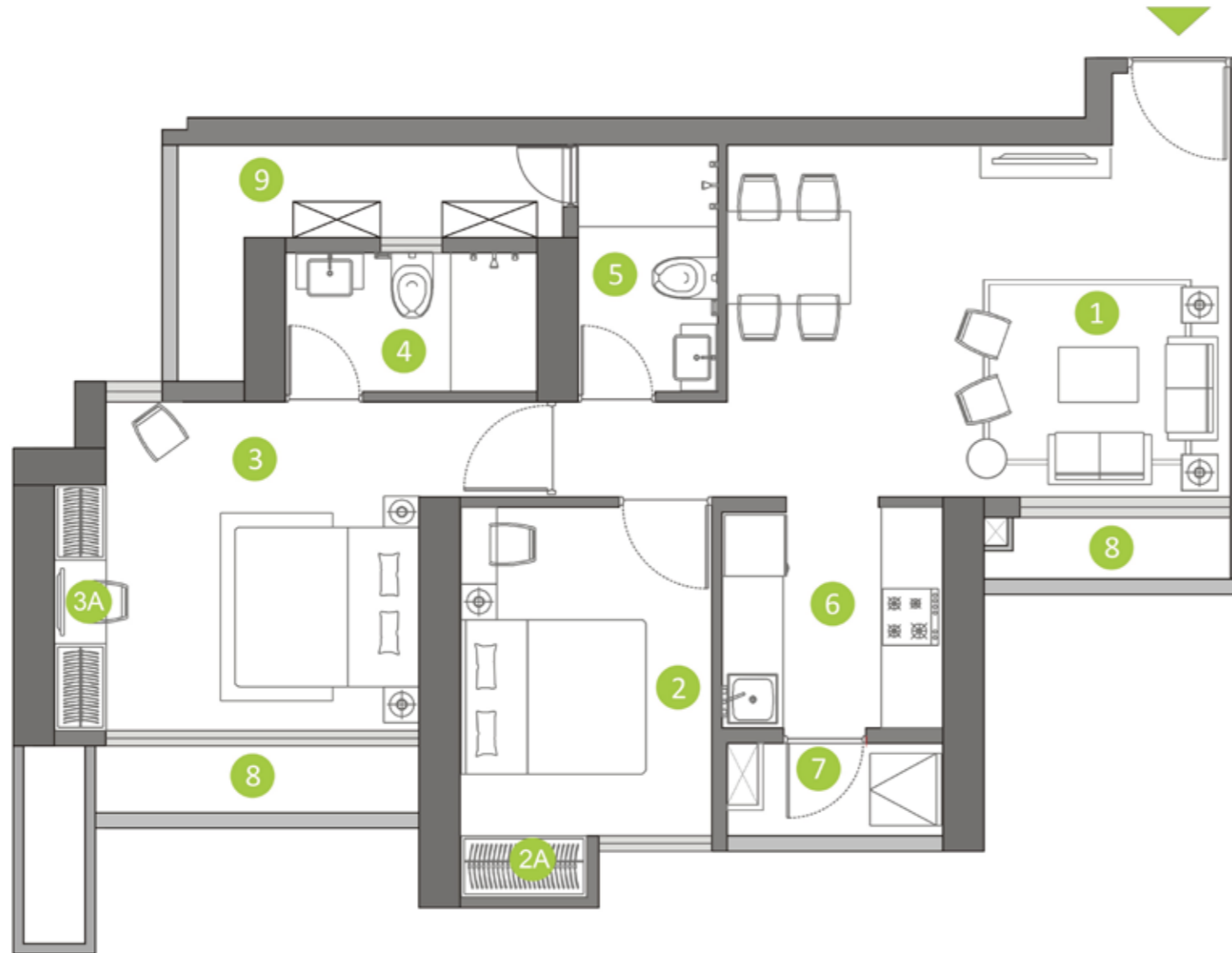


TOWER 1

2 BHK / SERIES 6

- 1. LIVING & DINING (16'1" X 11'3")
- 2. BEDROOM 1 (8'0" X 10'4")
- 2A. BEDROOM 1 WARDROBE (3'11" X 2'0")
- 3. MASTER BEDROOM (10'0" X 10'6")
- 3A MASTER BEDROOM WARDROBE (7'10" X 1'8")
- 4. MASTER TOILET (8'0" X 4'5")
- 5. COMMON TOILET (4'5" X 7'10")
- 6. KITCHEN (7'1" X 7'1")
- 7. DRY BALCONY (5'7" X 2'11") + (1'4" X 8")
- 8. FLOWER BED (34.44 SQ.FT.)
- 9. SERVICE AREA (39.07 SQ.FT.)

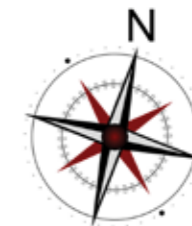
1 metre = 3.28 feet



RERA CARPET AREA	
SQ.M	SQ.FT.
51.07	549.72

ENCLOSED BALCONY	
SQ.M	SQ.FT.
5.03	54.14

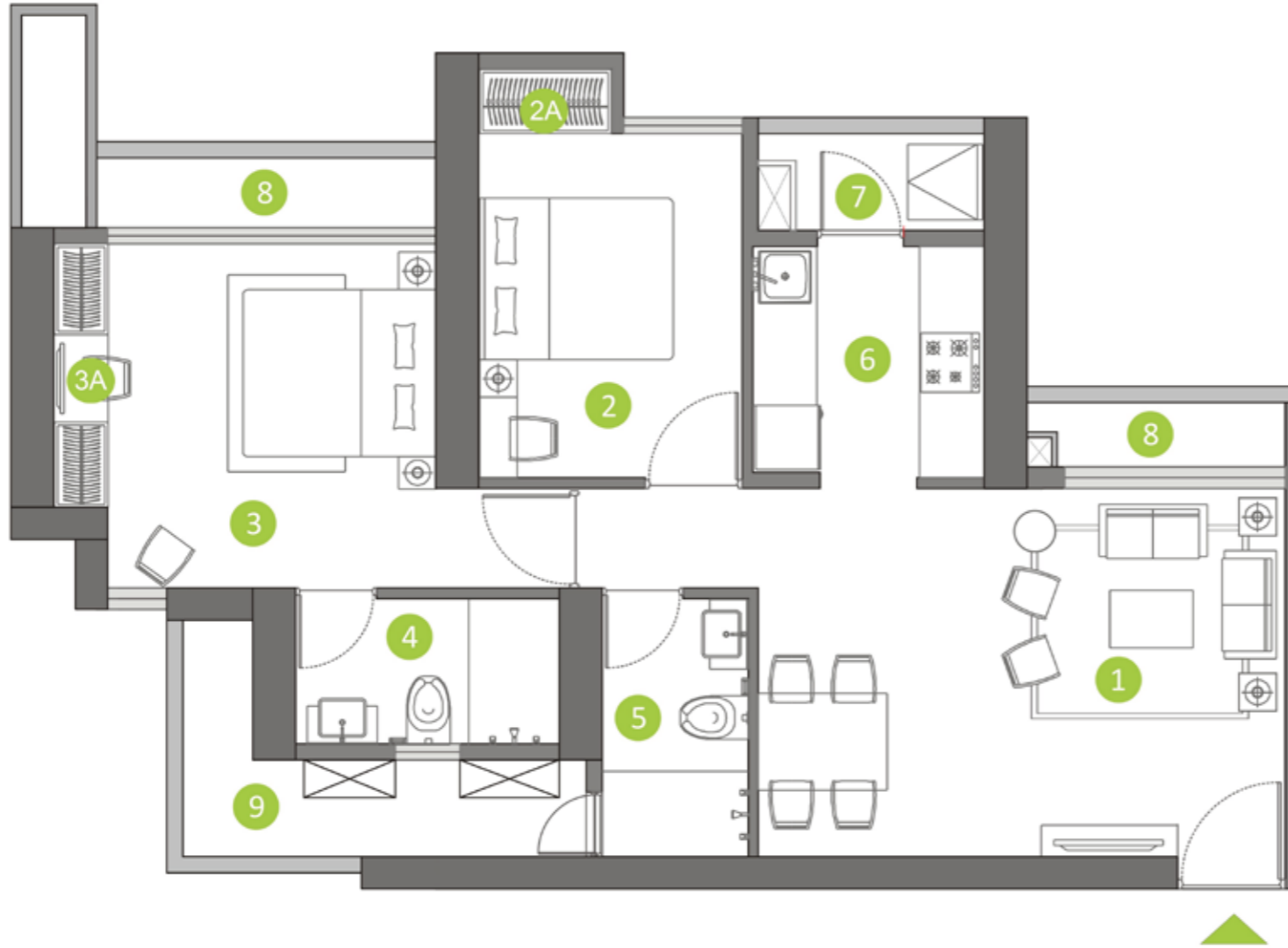
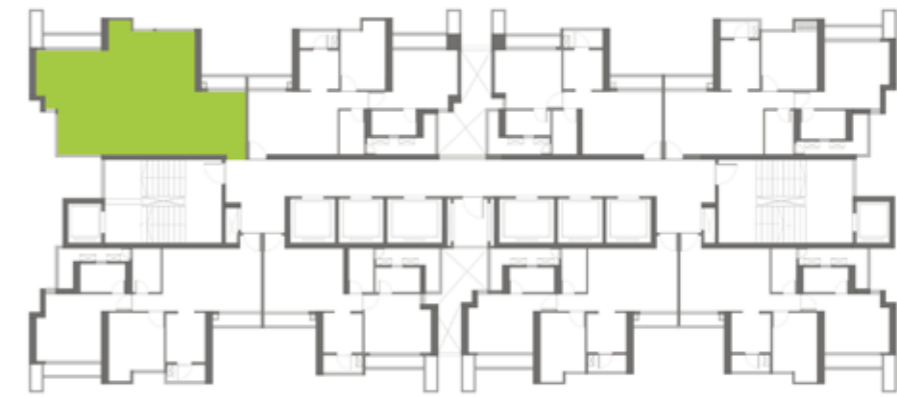
KITCHEN DRY BALCONY	
SQ.M	SQ.FT.
1.61	17.33



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Shapoorji Pallonji
NORTHERN LIGHTS
 Pokhran Road 2, Thane



TOWER 1

2 BHK / SERIES 1

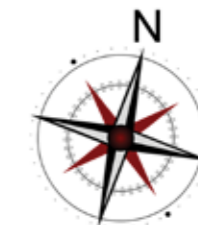
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- 2. BEDROOM 1 (8'0" X 10'6")
- 2A. BEDROOM 1 WARDROBE (3'11" X 2'0")
- 3. MASTER BEDROOM (10'0" X 10'6")
- 3A MASTER BEDROOM WARDROBE (7'10" X 1'8")
- 4. MASTER TOILET (8'0" X 4'5")
- 5. COMMON TOILET (4'5" X 7'10")
- 6. KITCHEN (7'1" X 7'1")
- 7. DRY BALCONY (5'7" X 2'11") + (1'4" X 8")
- 8. FLOWER BED (34.44 SQ.FT.)
- 9. SERVICE AREA (38.43 SQ.FT.)

1 metre = 3.28 feet

RERA CARPET AREA	
SQ.M	SQ.FT.
50.44	542.94

ENCLOSED BALCONY	
SQ.M	SQ.FT.
5.05	54.36

KITCHEN DRY BALCONY	
SQ.M	SQ.FT.
1.61	17.33

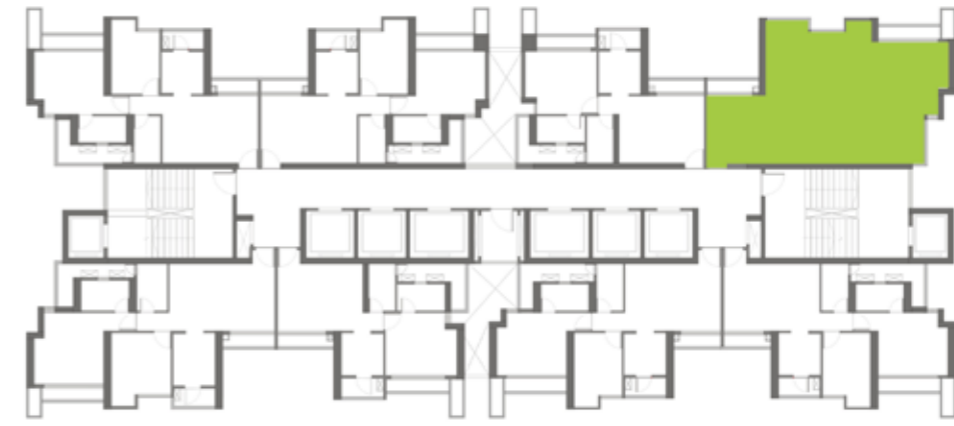


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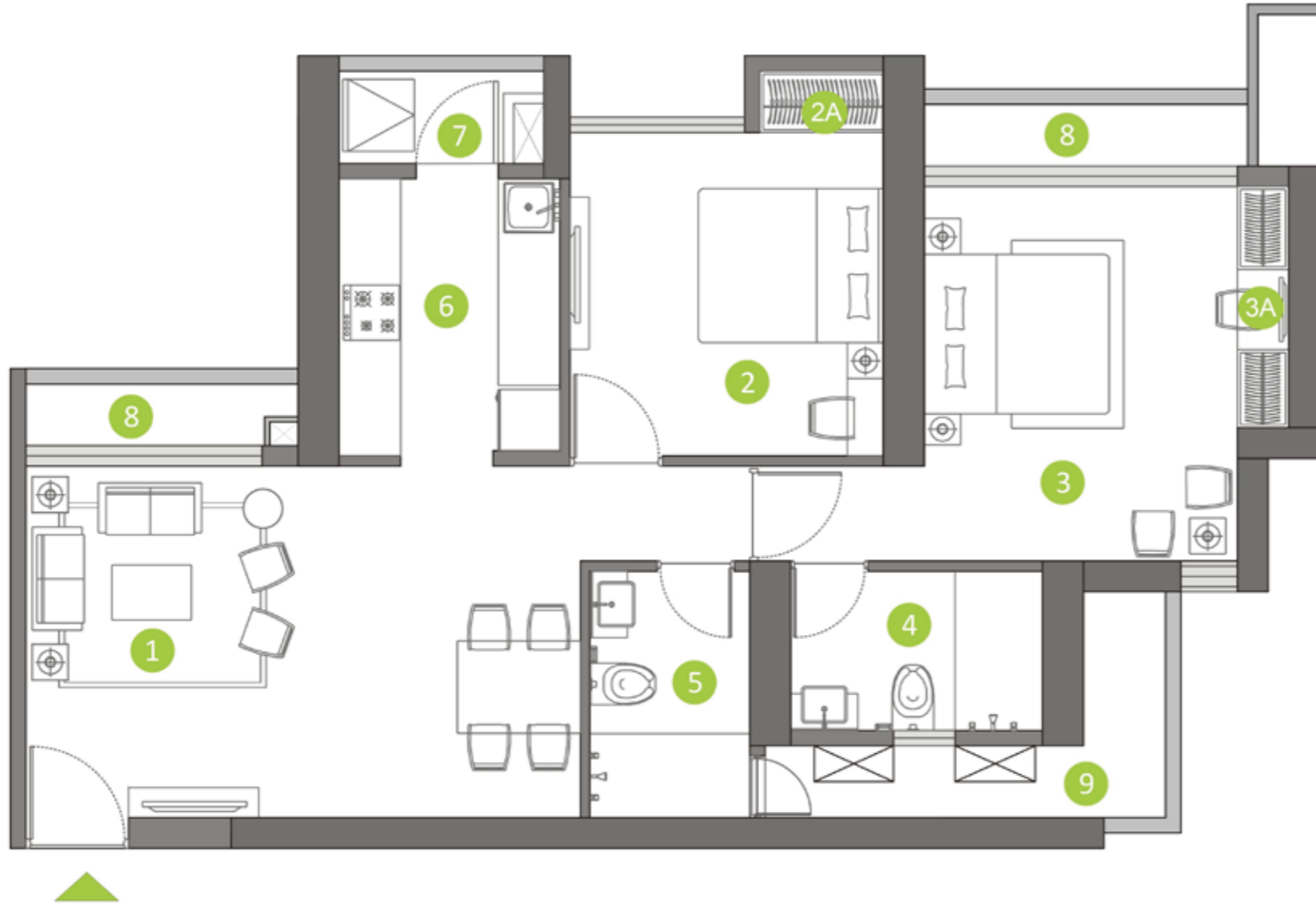


TOWER 1

2 BHK / SERIES 4

- 1. LIVING & DINING (17'9" X 11'3")
- 2. BEDROOM 1 (10'0" X 10'6")
- 2A. BEDROOM 1 WARDROBE (3'11" X 2'0")
- 3. MASTER BEDROOM (10'0" X 12'0")
- 3A MASTER BEDROOM WARDROBE (7'9" X 1'8")
- 4. MASTER TOILET (8'0" X 5'1")
- 5. COMMON TOILET (5'1" X 7'10")
- 6. KITCHEN (7'1" X 8'10")
- 7. DRY BALCONY (5'1" X 3'1") + (1'4" X 10")
- 8. FLOWER BED (36.06 SQ.FT.)
- 9. SERVICE AREA (36.06 SQ.FT.)

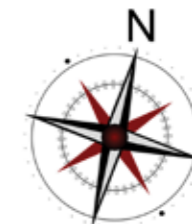
1 metre = 3.28 feet



RERA CARPET AREA	
SQ.M	SQ.FT.
57.44	618.28

ENCLOSED BALCONY	
SQ.M	SQ.FT.
6.19	66.63

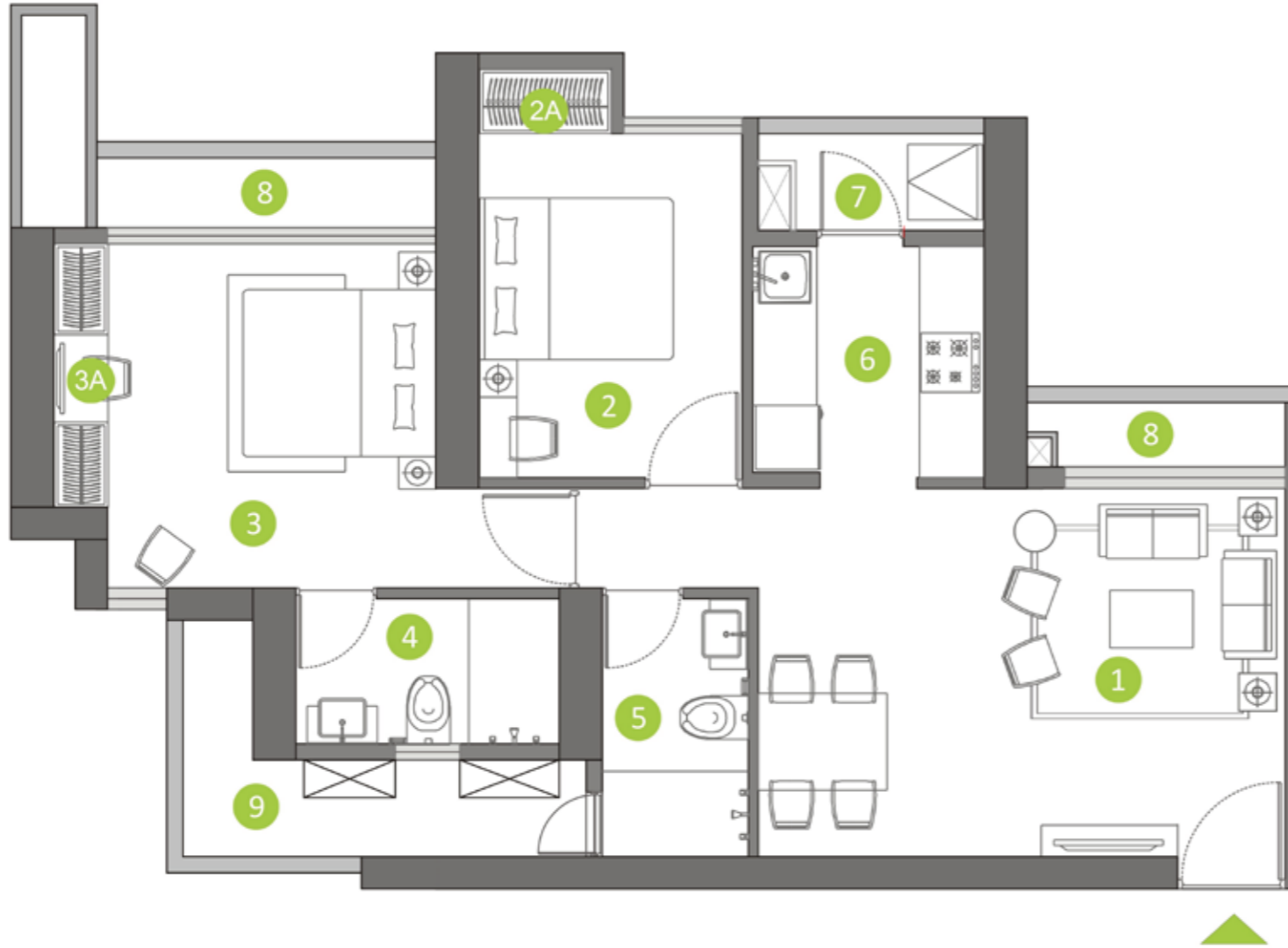
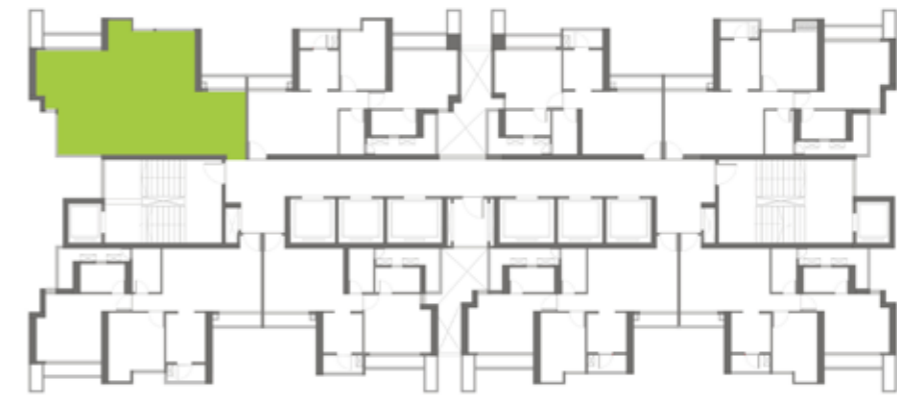
KITCHEN DRY BALCONY	
SQ.M	SQ.FT.
1.57	16.90



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NORTHERN LIGHTS
 Pokhran Road 2, Thane



TOWER 1

2 BHK / SERIES 1

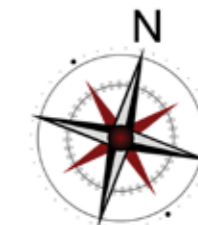
- 1. LIVING & DINING (16'1" X 11'3")
- 2. BEDROOM 1 (8'0" X 10'6")
- 2A. BEDROOM 1 WARDROBE (3'11" X 2'0")
- 3. MASTER BEDROOM (10'0" X 10'6")
- 3A MASTER BEDROOM WARDROBE (7'10" X 1'8")
- 4. MASTER TOILET (8'0" X 4'5")
- 5. COMMON TOILET (4'5" X 7'10")
- 6. KITCHEN (7'1" X 7'1")
- 7. DRY BALCONY (5'7" X 2'11") + (1'4" X 8")
- 8. FLOWER BED (34.44 SQ.FT.)
- 9. SERVICE AREA (38.43 SQ.FT.)

1 metre = 3.28 feet

RERA CARPET AREA	
SQ.M	SQ.FT.
50.44	542.94

ENCLOSED BALCONY	
SQ.M	SQ.FT.
5.05	54.36

KITCHEN DRY BALCONY	
SQ.M	SQ.FT.
1.61	17.33



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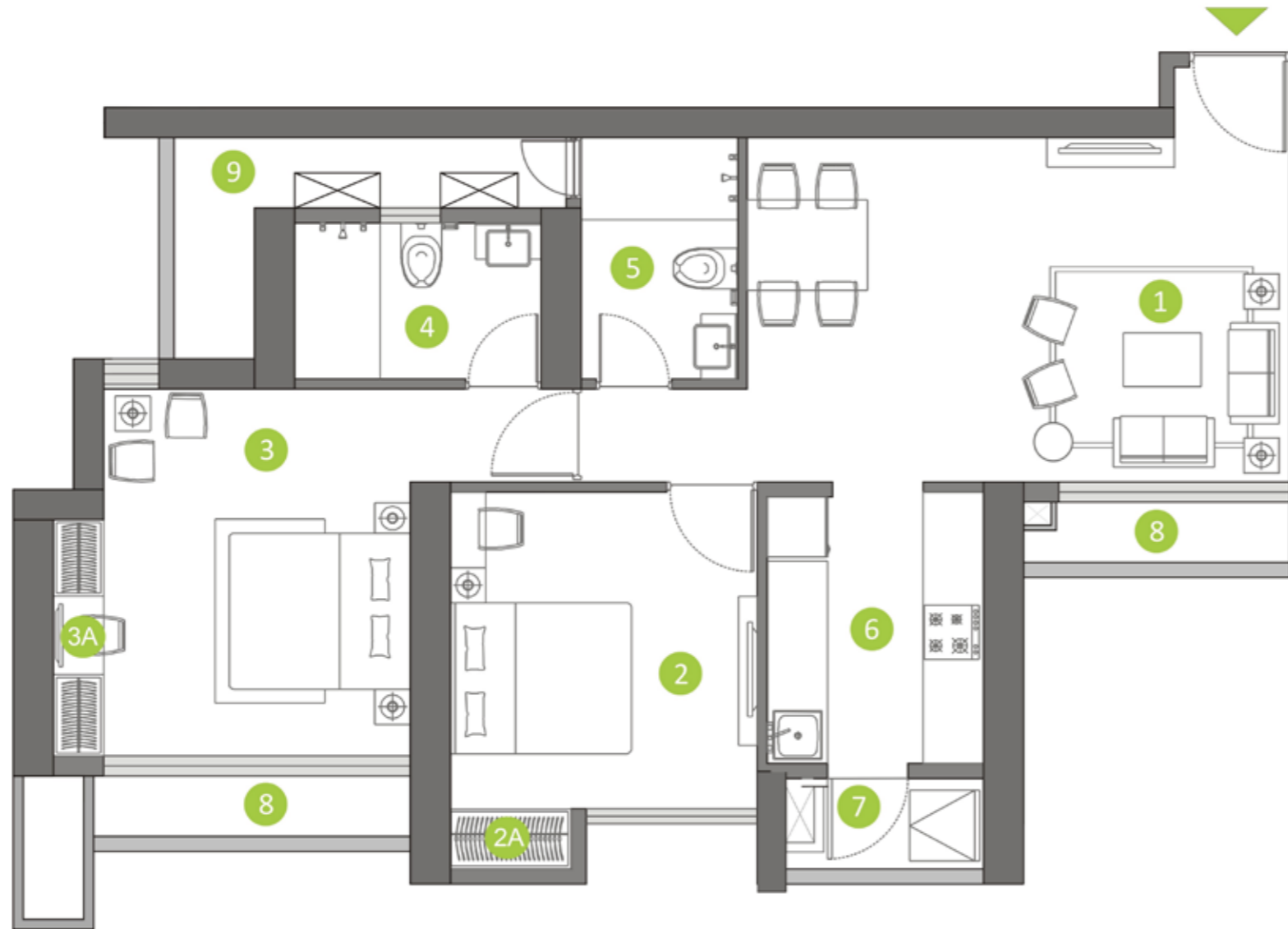


TOWER 1

2 BHK / SERIES 8

- 1. LIVING & DINING (17'9" X 11'3")
- 2. BEDROOM 1 (10'0" X 10'4")
- 2A. BEDROOM 1 WARDROBE (3'11" X 2'0")
- 3. MASTER BEDROOM (10'0" X 12'0")
- 3A. MASTER BEDROOM WARDROBE (7'9" X 1'8")
- 4. MASTER TOILET (8'0" X 5'1")
- 5. COMMON TOILET (5'1" X 7'10")
- 6. KITCHEN (7'1" X 8'10")
- 7. DRY BALCONY (5'1" X 2'11") + (1'4" X 8")
- 8. FLOWER BED (36.06 SQ.FT.)
- 9. SERVICE AREA (35.95 SQ.FT.)

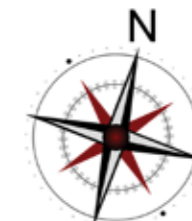
1 metre = 3.28 feet



RERA CARPET AREA	
SQ.M	SQ.FT.
57.93	623.56

ENCLOSED BALCONY	
SQ.M	SQ.FT.
6.19	66.63

KITCHEN DRY BALCONY	
SQ.M	SQ.FT.
1.47	15.82



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NORTHERN LIGHTS

Pokhran Road 2, Thane

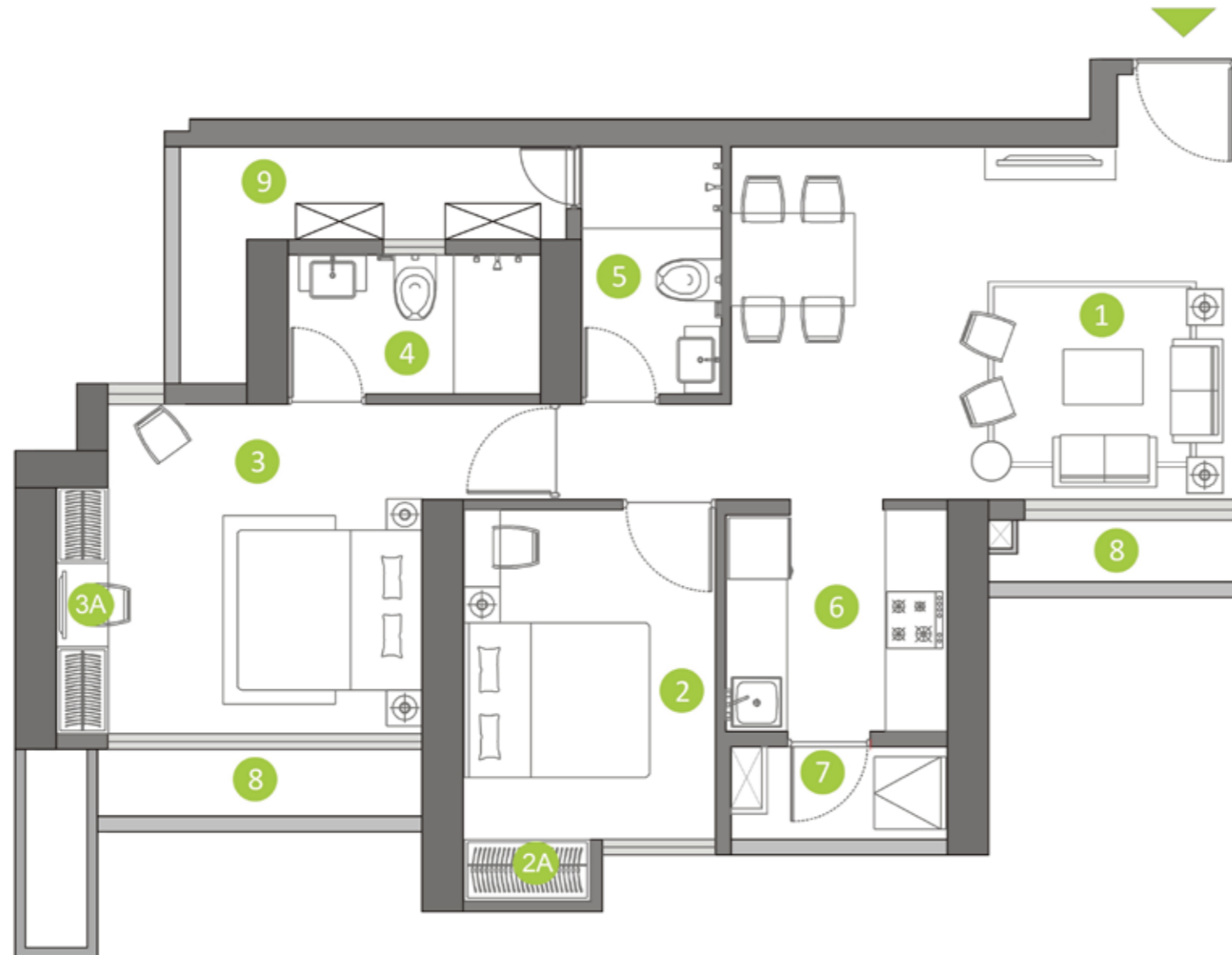


TOWER 1

2 BHK / SERIES 6

- 1. LIVING & DINING (16'1" X 11'3")
- 2. BEDROOM 1 (8'0" X 10'4")
- 2A. BEDROOM 1 WARDROBE (3'11" X 2'0")
- 3. MASTER BEDROOM (10'0" X 10'6")
- 3A MASTER BEDROOM WARDROBE (7'10" X 1'8")
- 4. MASTER TOILET (8'0" X 4'5")
- 5. COMMON TOILET (4'5" X 7'10")
- 6. KITCHEN (7'1" X 7'1")
- 7. DRY BALCONY (5'7" X 2'11") + (1'4" X 8")
- 8. FLOWER BED (34.44 SQ.FT.)
- 9. SERVICE AREA (39.07 SQ.FT.)

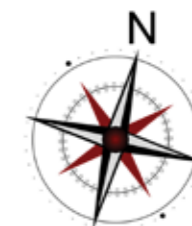
1 metre = 3.28 feet



RERA CARPET AREA	
SQ.M	SQ.FT.
51.07	549.72

ENCLOSED BALCONY	
SQ.M	SQ.FT.
5.03	54.14

KITCHEN DRY BALCONY	
SQ.M	SQ.FT.
1.61	17.33



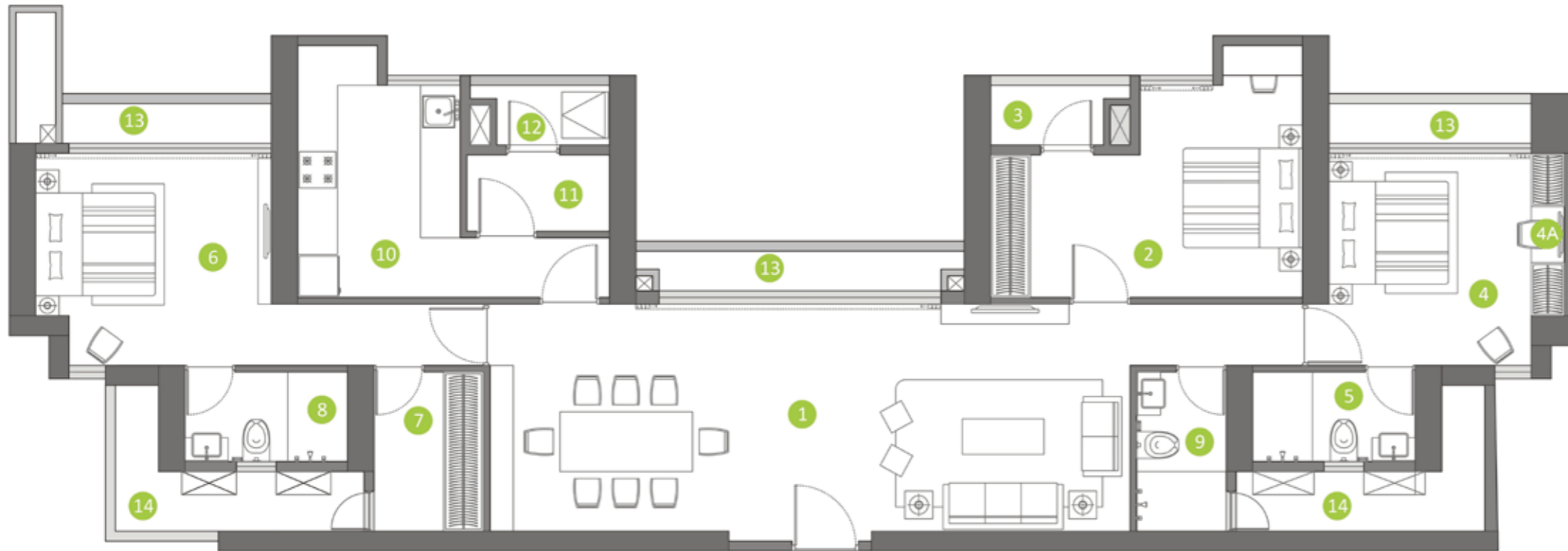
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Shapoorji Pallonji

NORTHERN LIGHTS

Pokhran Road 2, Thane

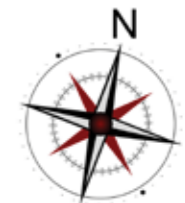


TOWER 1

(2+2) BHK / SERIES 1 + 2

1. LIVING & DINING (31'8" X 11'3")
2. BEDROOM 1 (8'0" X 10'6" / 7'5" X 7'1" / 3'11" X 2'0")
3. DRY BALCONY (5'7" X 2'11") + (1'4" X 8")
4. BEDROOM 2 (10'0" X 10'6")
- 4A. BEDROOM 2 WARDROBE (7'10" X 1'8")
5. BEDROOM 2 TOILET (8'0" X 4'5")
6. MASTER BEDROOM (10'0" X 10'6" / 7'10" X 1'8")
7. DRESSER (5'5" X 7'10")
8. MASTER TOILET (8'0" X 4'5")
9. COMMON TOILET (4'5" X 7'10")
10. KITCHEN (8'0" X 10'6" / 3'11" X 2'0")
11. STORE (7'1" X 3'9")
12. DRY BALCONY (5'7" X 2'11") + (1'4" X 8")
13. FLOWER BED (68.67 SQ.FT.)
14. SERVICE AREA (76.85 SQ.FT.)

1 metre = 3.28 feet



RERA CARPET AREA	
SQ.M	SQ.FT.
101.28	1090.08

ENCLOSED BALCONY	
SQ.M	SQ.FT.
10.1	108.72

KITCHEN DRY BALCONY	
SQ.M	SQ.FT.
3.2	34.66

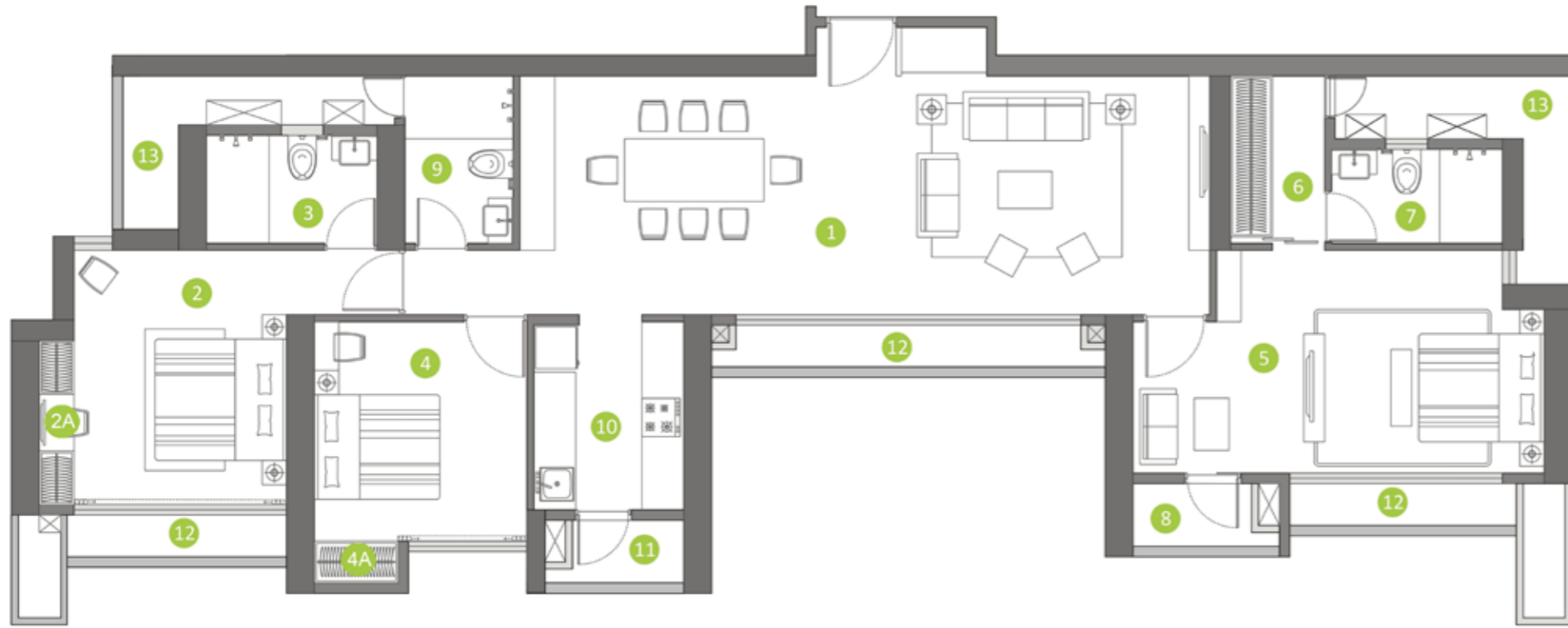
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Shapoorji Pallonji

NORTHERN LIGHTS

Pokhran Road 2, Thane



TOWER 1

(1+2) BHK / SERIES 7 + 8

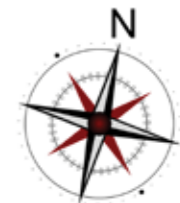
1. LIVING & DINING (32'6" X 11'3")
2. BEDROOM 1 (10'0" X 12'0")
- 2A. BEDROOM 1 WARDROBE (7'9" X 1'8")
3. BEDROOM 1 TOILET (8'0" X 5'1")
4. BEDROOM 2 (10'0" X 10'4")
- 4A. BEDROOM 2 WARDROBE (3'11" X 2'0")
5. MASTER BEDROOM (17'5" X 10'6" / 7'9" X 2'0")
6. DRESSER (4'5" X 7'10")
7. MASTER TOILET (8'0" X 4'5")
8. DRY BALCONY (5'7" X 2'11") + (1'4" X 8")
9. COMMON TOILET (5'1" X 7'10")
10. KITCHEN (7'1" X 8'10")
11. DRY BALCONY (5'1" X 2'11") + (1'4" X 8")
12. FLOWER BED (75.13 SQ.FT.)
13. SERVICE AREA (78.47 SQ.FT.)

RERA CARPET AREA	
SQ.M	SQ.FT.
96.83	1042.29

ENCLOSED BALCONY	
SQ.M	SQ.FT.
10.43	112.27

KITCHEN DRY BALCONY	
SQ.M	SQ.FT.
3.2	33.15

1 metre = 3.28 feet



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SP THANE - SPECIFICATIONS FOR TOWER 1 & TOWER 2

Structure

- Earthquake resistant structure

Plastering

- Gypsum plaster on internal wall and gypsum punning on ceiling with smooth finish

Painting & Polishing

- Interior apartment walls and ceilings finished with acrylic emulsion paint
- Exterior tower walls with acrylic textured paint

Flooring

- Premium vitrified flooring for living and dining room, all bedrooms and kitchen
- Anti-skid vitrified flooring in flower beds and toilets

Common Areas

- Access controlled elegant double height ground floor entrance lobby; flooring and cladding in imported marble
- Vitrified tile cladding and acrylic emulsion paint in basement and podium lobbies
- Typical floor lift lobbies flooring in vitrified tiles; combination of ceramic dado, granite jambs and granite architrave around lift doors
- Staircase flooring in imported marble up to 1st floor with textured paint, vitrified flooring/cement tile above first floor with oil bound distemper paint on walls and ceiling
- Passenger elevators of repute make, Service elevators of repute make

Toilet

- Ceramic tiles dado up to false ceiling in all toilets
- Granite basin counters with over counter wash basins and basin mixer in all toilets
- Sanitary ware (wash basin, EWC) in all toilets of repute make
- Concealed flush tanks/flush valves for all toilets
- Wall mounted bath shower with concealed mixer and divertor of repute make
- Health faucet nozzle with flexible hose and holder of repute make, along with bib cock
- Storage type water heater in master toilet and provision for storage type water heater in other toilets
- Exhaust fan in all toilets

Main Door

- Red meranti door frames and fire rated solid core flush door with laminate finish on both sides
- Good quality double bolted lock, SS finish door handle, tower bolt, peep hole, safety chain, wall mounted magnetic door stopper with SS hinges of repute make

Other Internal Doors

- Red meranti door frames and fire rated solid core flush door with laminate on both sides
- Good quality hinges, mortice lock with key hole, 6" tower bolt, magnetic door stopper and SS hinges of repute make
- All toilet doors with red meranti door frames and flush door with laminate finish on both sides
- Good quality mortice lock with baby latch, magnetic door stopper and SS hinges of repute make

SP THANE - SPECIFICATIONS FOR TOWER 1 & TOWER 2

Windows

- Anodised aluminium sliding doors for all flower beds
- Anodised aluminium windows starting from flooring level, partially fixed from ground level and sliding on upper level
- Glass railings in all flower beds with grab handle

Kitchen/Utility

- Adequate electrical and plumbing points
- Water purifier in kitchen
- Instant geyser point in the kitchen
- Electrical point for washing machine in dry balcony area
- Piped gas line with individual meter for each apartment
- Kitchen granite counter top with single bowl stainless steel sink and swing type sink mixer
- Ceramic tile dado up to 2ft above the kitchen platform

Electrical

- One air purifier in apartment
- TV points in living room and all bedrooms
- Fire resistant copper wires of repute make
- Branded modular switches of repute make
- One Miniature Circuit Breaker (MCB) for each circuit provided at the main distribution box within each apartment
- For safety, one Residual Current Circuit Breaker (RCCB) for every apartment
- Provision for telephone points in living room and master bedroom
- Split A/C power point in living room and all bedrooms with provision to keep A/C outdoor units

Security Systems

- Video door phone in all apartments
- Round the clock manned security. CCTV coverage at main entry of the complex and each tower reception lobby

Telephone with Intercom Facility

- Intercom facility between main lobby of each tower, main entry point to the complex and individual apartments
- Telephone and broadband provision for each apartment

Fire Safety

- Dedicated fire evacuation elevators within staircase core during emergencies

Environment Conservation

- Sewage effluent shall be treated, and the treated water shall be used for flushing and landscaping
- OWC - Organic Waste Converter would convert all organic waste to manure which will be used for landscaping



Living and Dining

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale.

Artist's impression, for representation purpose only.



Master Bedroom

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Guest Bedroom

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Kitchen

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