

*Your Sanctuary of Peace & Happiness!*





# The Dwaraka Life

- EXCLUSIVE GREEN POCKETS
- COVERED CAR PARK
- LANDSCAPED TERRACE
- 6 CLASSY HOMES
- 2 HOME PER FLOOR
- 3 BHK + 3T
- MEASURING 1189 & 1250 SQ.FT.



Landscaped terrace gardens



Rich finishes and specifications



Elegant entrance



Aesthetic contemporary design.  
Entrance lobby, elevator,  
dedicated car parking & much more

## Why pick Dwaraka, by Akshaya?



Strategically located with  
best advantages



Homes with scope for higher  
appreciation in the future



Easy access homes

## Welcome to Dwaraka, Your Own Sanctuary of Peace and Happiness!

Nestled in the esteemed Lloyds Road - with a synergetic neighbourhood of all conviniences for the lifestyle you have aslways aspired for. Akshaya Dwaraka offers 6 elegantly designed capacious 3 BHK homes for those who seek an edge of class, for fine living.

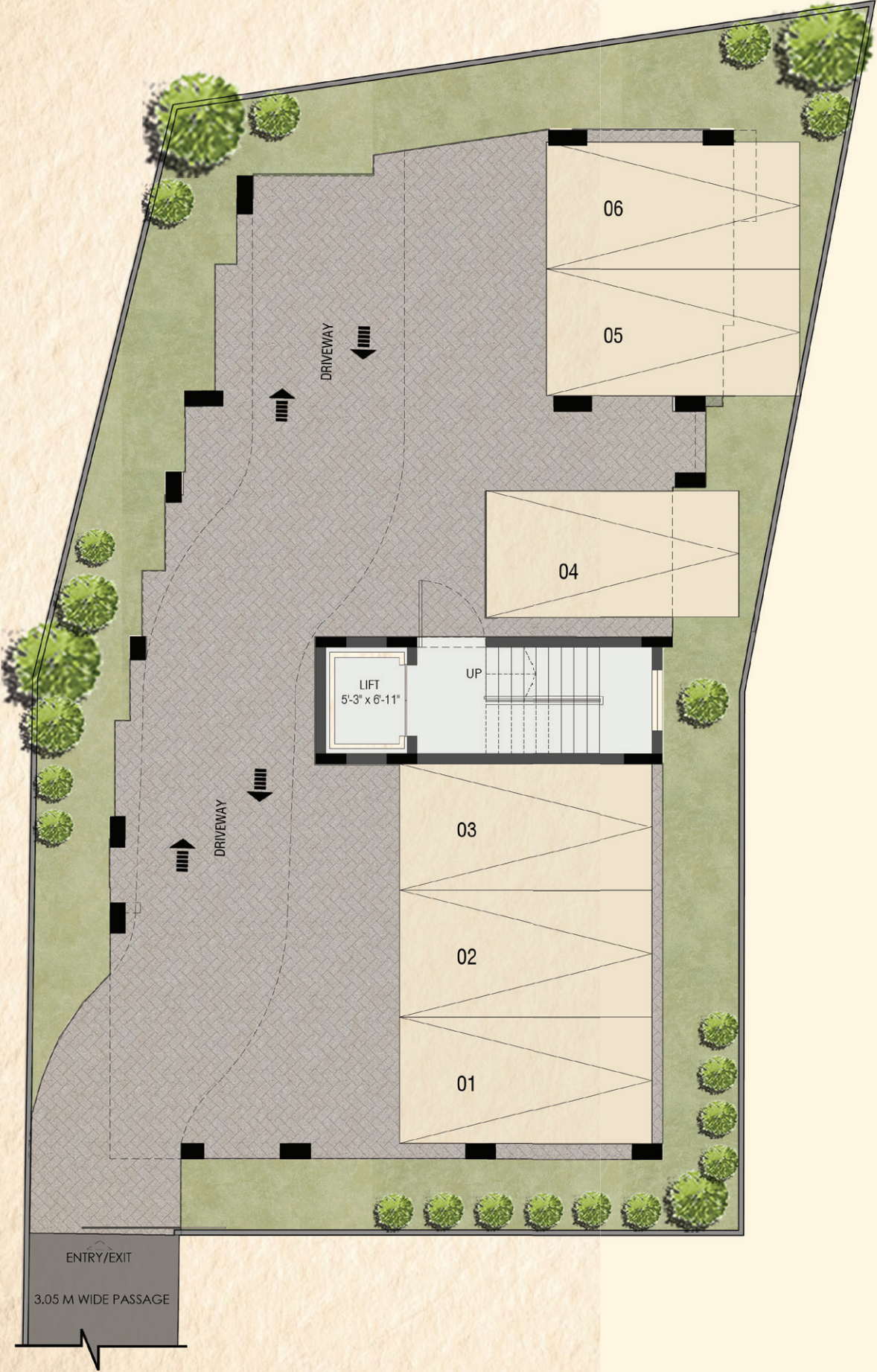
From location being inspirational to the deific detailing, every home is crafted with utmost care and devotion.



Come home to Dwaraka to experience a whole new life, Your way.

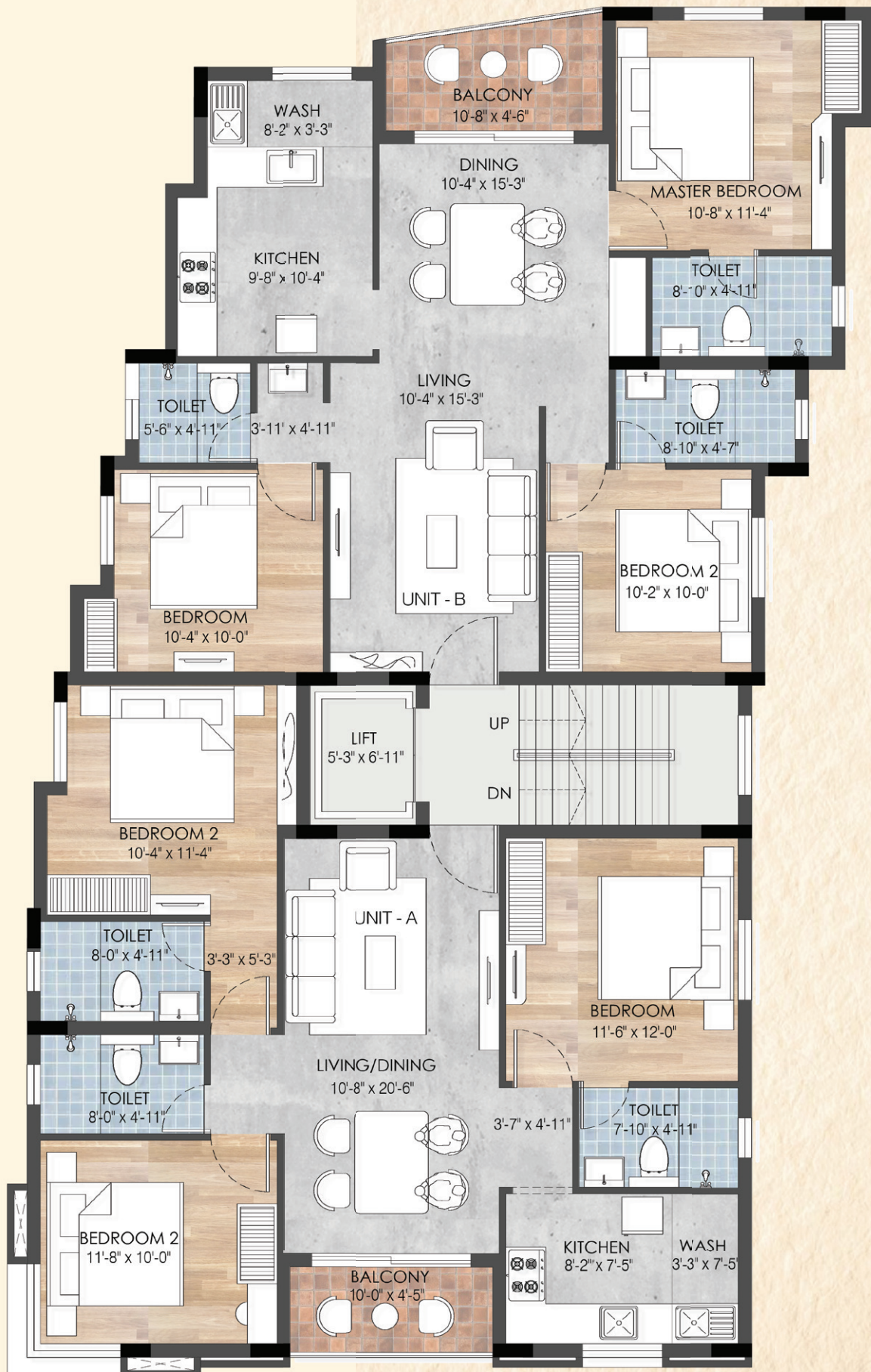


Site cum Stilt  
Floor Plan





# Typical Floor Plan



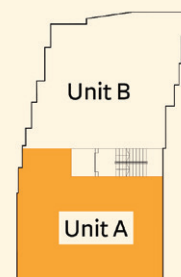


# Unit A



Unit No	Type	Size
101	3 BHK + 3 T	1189 Sq. Ft.
201		
301		

**Carpet Area 897.37 sq.ft.**



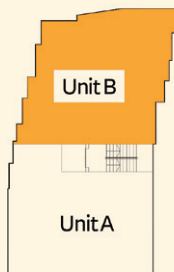


# Unit B



Unit No	Type	Size
102	3 BHK + 3 T	1250 Sq. Ft.
202		
302		

**Carpet Area 933.92 sq.ft.**





# Specifications

## I. STRUCTURE:

1. RCC framed structure
2. Infill Panel walls with AAC lightweight blocks and plastering

## II. JOINERIES:

- |                  |   |
|------------------|---|
| 1. Main Door     | - African Teak wood /equivalent frame with Ornamental Solid door  |
| 2. Bedroom Doors | - Malaysian Sal wood/equivalent frame with Ornamental flush doors   |
| 3. Toilet Doors  | - Malaysian Sal wood/equivalent frame with water-proof, one side veneer & other side Laminated Flush doors. |
| 4. Balcony Doors | - UPVC doors  |
| 5. Windows       | - UPVC windows  |
| 6. Ventilators   | - UPVC  |
| 7. Grills        | - MS grills   |

## III. FLOORING:

- |                      |                               |
|----------------------|-------------------------------|
| 1. Living, Dining    | - Italian / Engineered Marble |
| 2. Kitchen           | - Anti Skid Vitrified Tiles   |
| 3. Master Bedroom    | - Wooden Flooring             |
| 4. Other Bedrooms    | - Vitrified Tiles             |
| 5. Balcony & Service | - Anti Skid Tiles             |
| a. Toilet Floor      | - Anti Skid Tiles             |
| b. Toilet Dado       | - Glazed Tiles                |
| 6. Common Area       | - Vitrified tiles             |
| 7. Staircase         | - Kota / Granite Flooring     |
| 8. Car Park          | - Grano Flooring              |

## IV. STAIRCASE RAILING:

- |            |  |
|------------|--|
| 1. Railing | - MS railing as per Architect details. |
|------------|--|

## V. COUNTER TOP:

1. No Kitchen Platform
2. Stainless steel Sink with single drain board and waste coupling

## VI. PLUMBING AND SANITARY:

1. CPVC pipeline in bathrooms
2. CPVC for hot water lines
3. Separate motors for sump and bore wells
4. Florentine / Equivalent CP Fixtures
5. Roca / Equivalent White Sanitary Fixtures

## VII. ELECTRICAL:

- |   |  |
|---|--|
| 1. Concealed Wiring                     | - Legrand / Finolex or equivalent            |
| 2. Switches                             | - Anchor Roma or equivalent modular switches |
| 3. Adequate light, fan and power points |  |

## VIII. LIFT:

1. One no. Six passengers Capacity Lift

## IX. PAINTING:

- |                           |  |
|---------------------------|--|
| 1. Internal Ceiling       | - Acrylic putty with primer and emulsion                         |
| 2. Internal Walls         | - Acrylic putty with primer and emulsion                         |
| 3. Basement / Stilt Floor | - Acrylic putty with primer and emulsion                         |
| 4. External Walls         | - External putty with Semi Acrylic Exterior Emulsion with primer |
| 5. Joineries              | - Enamel Paint for all doors other than main door                |
| 6. Grills                 | - Zinc Chromite Anti-corrosive Primer with enamel paint          |

## X. EXTERNAL

1. Paver blocks around the building
2. Compound Wall in outer periphery with gates
3. Landscaping as per architect details

## XI. GENERAL

1. Anti - termite treatment
2. Generator power back-up - 1 kw for all homes and 100% backup for common areas



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