

# GANGOTRI *sudarsana*



**Valcree Homes**  
Enhancing Life With Quality Spaces





# FLOOR PLAN

Smartly Designed Spaces for Superior Quality of Life



3D VIEW

FLAT - 3 BHK - EAST FACING  
AREA - 1780 SFT





SL. NO.	CATEGORY	SPECIFICATIONS
01	STRUCTURE	
1.1	Earthquake Resistance	RCC frame structure designed as per IS requirements.
1.2	Concrete	Ready-mix Concrete from a reputable company; crystalline technology-based RMC for terrace slabs.
1.3	Reinforcement	RCC frame structure designed as per IS requirements.
1.4	Anti-Termite Treatment	Bayer Precise chemical at 1 ft x 1 ft spacing in two stages (footings & before stilt level flooring).
1.5	Cement	OPC Grade 53 from Shree, Priya, or Dalmia.
02	SUPER STRUCTURE	
2.1	External Walls	9-inch thick red brick walls.
2.2	Internal Walls	4-inch thick red brick walls with stone crusher sand and river sand for grooves.
03	PLASTERING	
3.1	Internal	12 mm thick single coat with smooth finish (PPC grade cement and river sand).
3.2	External	18 mm thick two-coat sand-faced cement plastering (PPC grade cement and river sand).
04	WATERPROOFING	
4.1	Cement Plaster	Waterproof cement plaster with a brush bond coat for toilets, slabs, lift pits, balconies, utilities, and terraces.
4.2	Water Tanks & Sumps	Food-grade Fosroc CM 120 waterproofing chemical.
05	FLOORING	
5.1	Living, Dining, Bedrooms, Kitchen	600x600 mm or 800x800 mm vitrified tiles (Oasis or equivalent Gujarat-based make).
5.2	Staircase & Corridor	Natural stone or tile flooring with SS railing.
5.3	Bathrooms, Balcony, Utility	Anti-skid tiles with epoxy grouting.
06	DOORS & WINDOWS	
6.1	Main Door	8 ft height, Indian GMT teak wood frame, zero-gap flush door with veneer finish on both sides, reputed hardware.
6.2	Bedroom Doors	7 ft height, teak wood frame, zero-gap flush door with laminate finish on both sides, reputed hardware.
6.3	Utility & Toilet Doors	Plain flush doors with WPC or granite frames
6.4	Windows	UPVC windows (Greentech, NDL, Z Plast, or equivalent) with mesh and grill.
07	PLUMBING & SANITARY	
7.1	Water Supply	Astral, Ashirvad, or equivalent brand pipes.
7.2	Drainage	ISI-mark PVC/SWR pipes for sewerage.
7.3	Toilets	Wall-mounted concealed cistern WC (Kohler, Jaguar, or equivalent), mixer unit with concealed diverter (Asian Paints, Hindware, Johnson), provision for geysers & exhaust, wash basins with pillar cocks, chrome-plated fittings, nani traps & cockroach traps in kitchen.
08	RAINWATER HARVESTING	
8.1		Rainwater harvesting pit near borewell.
09	ELECTRICAL	
9.1	Wiring	FRLS concealed wiring (LAPP, RR Kabel, or equivalent): Main – 6 Sqmm, AC – 4 Sqmm, 15A sockets – 2.5 Sqmm, Point wiring – 1 Sqmm
9.2	Switches & Sockets	Modular (Anchor, Legrand, Goldmedal, or equivalent).
10	AIR CONDITIONING	
10.1		Provision for drain outlets in living, drawing, and bedrooms.
11	TELECOMMUNICATIONS, CABLE TV & INTERNET	
11.1		Provision for telephone in living area and TV cable in master bedroom and living area.
12	SECURITY:	
12.1		Round-the-clock CCTV Security system
13	PAINTING	
13.1	Internal	Two coats of acrylic emulsion paint over putty finish.
13.2	External	Two coats of exterior emulsion paint with texture finish as per design.
14	GENERATOR	
14.1		100% backup for common areas, inverter wiring inside flats.
15	KITCHEN	
15.1		Plumbing & electrical provisions
16	LIFTS	
16.1		Manually operated door elevator (Pace, Zion, or equivalent make).

**NOTE :-**

- Registration Charges and GST applicable as per government norms to be borne by customer only.
- People desiring to alter modify their flat can do so by prior request and additional payment.
- Cement racks, arch etc optional with extra cost.
- Parking charges to be borne by the customer, Valcree Homes offers EV charging provisan.
- Flat will be handed over for wood works / interiors after receiving 100% payment only.
- Kitchen counter, dado & sink will not be provided.
- Domestic water connection charges to be paid by the customers.
- The promoters reserve the right to change, delete or add any specifications or plans mentioned herein. Furnishings and furniture layouts are indicative only.
- Corpus fund additional.
- Gas bank charges additional, payable by the customers to the gas company directly. Civil works related to the gas bank will done by Valcree Homes.



