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Introducing

BLOSSOM

Wake up to Lalbagh



Elevation Views









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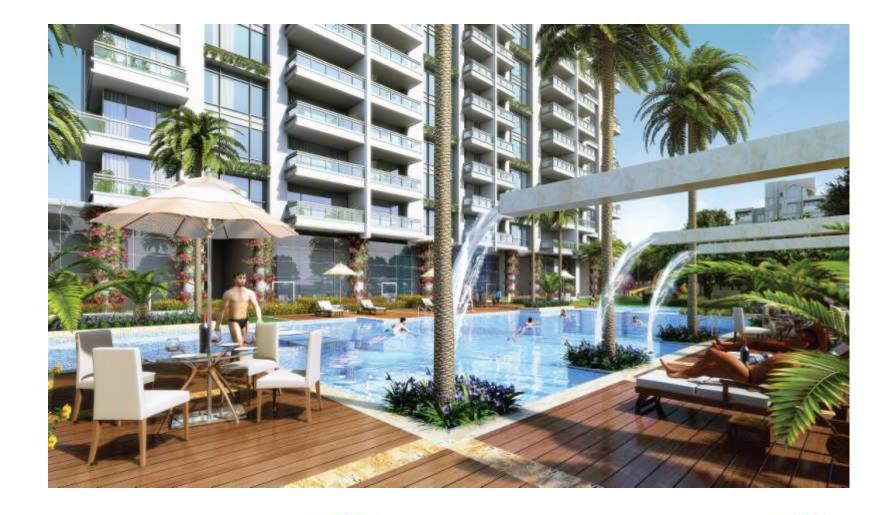






CLUBHOUSE VIEW











Terrace View







Lalbagh View

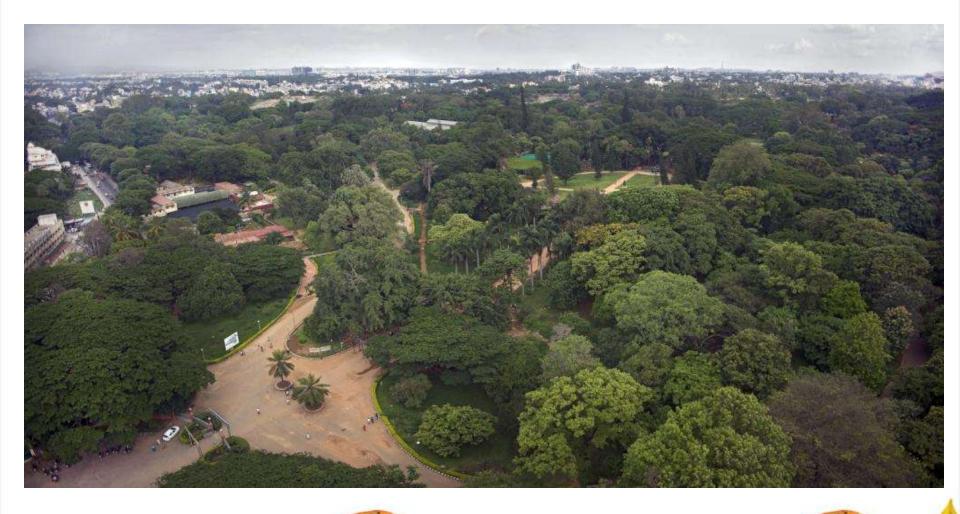








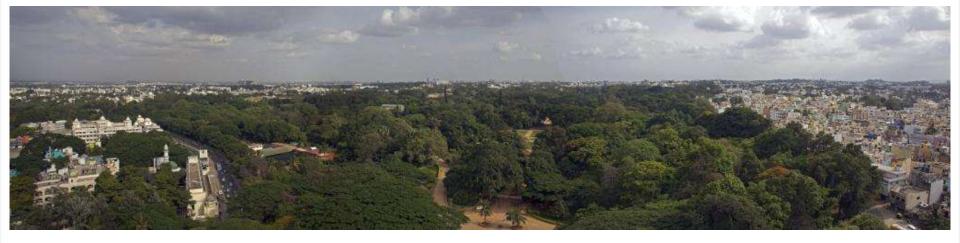














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GOOGLE EARTH





HIGH POINTS

- The towers draw inspiration from modern contemporary architecture
- Overlooking 240 acres of the Lalbagh Botanical Garden
- Conveniently placed world-class clubhouse boasting of exquisite
- Large car parks exceeding 2 cars per home
- Smart Homes for Smart People
- Landscaped Terrace
- Landscapes created are reminiscent to prevalent styles in different countries bringing you sense of global living





THE ADDRESS

+91 8470930121 | www.abcbuildcon.in

Habite





LOCATION USPS

Easy Accessibility Located on Lalbagh Fort road The sprawling 240 Acres of Lalbagh Botanical Garden is just 16 Meters away

Landmarks

St. Joseph's College : 2 Kms Sri Bhagavan Mahaveer Jain College : 2.1 Kms Bishop Cotton School : 4 Kms Railway Station : 3.2 Kms Airport : 37 Kms



BLOSSOM

LANDSCAPE PLAN

LEGEND

- 1. Main Entry / Exit
- 2. Entrance Water Body
- 3. Driveway in Special Paving
- 4. Drop-off Court
- 5. Accent Planting
- 6. Soulpture With Water Feeture
- 7. Stepping Stone
- 8. Jogging Track
- 6. Lounge Aree
- 10 Main Pool 81ze 20.00m x 11.00m
- TI. Kids Pool Size 7.00m x 8.30m

12. Jacuzzi

- 13. Timber Deck
- 14. Timber Trailis With Seater
- 15. Children's Play Area

16. Pavilion

- 17. Party Lewn
- 18. Skating Rink
- 19. Multipurpose Court
- 20. Transformer Verd
- 21. Ramp to Basement
- 22. Boundary Planting
- 23. Cebana With Seater
- 24. Table and Seater With Plumena plants
- 25. Blossom Flower Boulpture







INDOOR AMENITIES/CLUBHOUSE

Centrally Air-conditioned Clubhouse

Health Club - A well equipped Health Club

Gymnasium

Steam room (Separate for Ladies and Gents)

Sauna room (Separate for Ladies and Gents)

Massage room (Separate for Ladies and Gents)

Table Tennis Tables

Pool Table





Karaoke Room, Dance/Aerobics floor with music system

Laundromat

Tele Medicine centre-Tele-medicine and health room will be provided within the property.

Multipurpose hall/Party Hall

Chess/carom and other indoor games

Library/reading room

Concierge- Concierge manned by an experienced help desk through a tie up with well reputed agencies.





AMENITIES OUTDOOR AMENITIES

Swimming Pool - Large size swimming pool with a separate toddlers pool to be provided.

Jacuzzi Pool - 4-8 seater Jacuzzi to be provided, adj. to main pool.

Landscaped gardens and water features - Themed landscape and water features will be placed around the property.

Atrium with Lounge - Grand Lobby Opening at the entrance of each block in Granite / Italian Marble flooring and dado.

Jogging Trail Jogging / Walking Trail around the perimeter of the property. +91 8470930121 | www.abcbuildcon.in







Children's play area - Children's Play Areas for different age groups

Outdoor party area - Outdoor Party Area with Barbeque Pits

Multipurpose Court - Multipurpose Court with provision for Tennis Court / Basket ball

Entrance plaza - Entrance plaza

Pick up drop off point - Pick up - drop off point

Paved garden walk - Paved garden walk







OTHER AMENITIES

Home Automation

Gold package Home Automation system. This can be upgraded to platinum package at extra cost

Cable TV Will be provided

EPABX Centrex System

A Group Centrex facility will be provided with cabling done up to each flat. This will be operated by a Telecom Service Provider (users to pay for a one-time charge and monthly rentals)





Intercom facility (within Centrex)

Intercom facility (within Centrex) from each apartment to security room, club house and other Apartments will be provided

Local/STD/ISD

Facilities to receive direct incoming calls as well as dial outside LOCAL/ STD/ISD calls will be provided

Cellular Boosters

Cellular Phone boosters will be provided in lift well and inside the towers for better mobile phone connectivity

Back up generator 100% D. G. Power Backup for each apartment and also for Common Areas

Toilet for servants/drivers Common toilets for Servants / Drivers will be provided in the Basement.



SECURITY SYSTEMS

Security personnel

Trained security personnel will patrolling the project round the clock.

Video phones

Video phones will be provided inside each apartment to screen the visitors from the Ground floor lobby/entrance gate.

CCTV camera

Complete coverage by CCTV cameras will be provided in the common areas and security gate.

Access Control Doors

Entry to the building will be restricted through Access Control Doors at the ground floor lobby





Vehicle entry exit Entry of Vehicles to the project will be controlled with boom barriers and security screening for visitors

Movement sensors

Periphery of the compound will be protected by electrical Perimeter fence.

Water treatment/softening plant

Treated water through an exclusive water purification/softening plant within the project will be provided





GREEN BUILDING AMENITIES

Rain water harvesting

Rain Water Harvesting scheme would be provided for recharging the ground water.

Sewage treatment plant

Sewage effluent shall be treated and the treated effluent shall be used for flushing, HVAC and land scaping

Organic Waste Treatment Organic waste converter shall be provided

Solar lighting A portion of the common lights shall be powered by solar energy

Green Rating Building is designed as per IGBC Gold rated Green Buildings







OTHER UNIQUE AMENITIES

Other unique amenities

Helipad Two helipads one on Tower-A&B and one on Tower-C&D Private swimming pool Provided for apartments with terraces and penthouses Landscaped terrace Provision for landscape at pent house terrace







SPECIFICATIONS STRUCTURE

Earthquake resistance - Seismic zone complaint RCC framed structureBlock Masonry - Solid Concrete block MasonryClear height (height from floor to false ceiling) - 10'5" Clear Height





PLASTERING

Internal walls - All internal walls will be smoothly plastered with gypsum / POP punning to give even finish.

Cornices - False ceiling will be provided as required for concealing the AC FCUs. Other areas cornice are provided to hide sprinkler pipes.

PAINTING

Interior - 2 coat Acrylic emulsion paint with roller finish

Exterior - Maintenance free texture paint or other equivalent solution





FLOORING

Living, dining and family room - Italian marble flooring
MBR - Solid wooden flooring
Other bed room - Italian Marble flooring
Kitchen - Granite flooring
Utility - Anti skid Vitrified tile flooring matching the flooring in the interiors of the apartment
Balcony - Anti skid Vitrified tile flooring matching with the room flooring of the apartment
Private Terrace - Combination of anti skid vitrified tiles, landscape and swimming pool as per architects design.
GF Lift lobby - Designer ground floor lift lobby with Italian marble flooring and cladding
Other floor lift lobbies - Flooring and Cladding in good quality vitrified tiles (on lift side wall)





TOILETS

Master Bed Room - Italian marble flooring and cladding up to false ceiling

Other bed room toilets - Expensive designer ceramic tiles flooring and cladding up to false ceiling

EWC - White imported EWC in all toilets of V & B or equivalent make

Wash basin with counter top - Italian Marble counter top with White imported Wash Basin of V & B or equivalent make and mirrors in all toilets.

Shower cubicle - Shower Cubicle or Shower Partition in all toilets

Bath tub - Acrylic Bathtub and to be provided in MBR toilet







Hot and cold water mixer - Single lever hot and cold water mixer unit for shower of Grohe / toto or equivalent make in all the toilets

Health Faucet - Will be Provided in all toilets

Master control Cock from outside the toilet - Will be Provided in all toilets

Geyser - 24 hours hot water supply through heat recovery chillers.

Toilet ventilator- Large sized toilet ventilators made of UPVC / Powder coated aluminium with translucent glass fitted with exhaust fan





DOORS & WINDOWS MAIN DOOR

Main door Frame - 8 feet high Engineered wood doorframe equivalent to wall thickness

Shutter- 35mm thick Veneered Designer door shutter

Main door - Lacquar finish on both sides for main door

Hardware - Premium quality German or Imported chrome finished hardware







OTHER DOORS & WINDOWS

Frame - 8 feet high engineered wood doorframe equivalent to wall thickness

Shutter - Designer engineered wood door shutters

Toilet door - Designer engineered wood door shutters with PU coat

MS Railings - Enamel paint

Hardware - Good quality German/imported chrome finish hardware

Balcony door - Living room and Bedrooms will be provided with UPVC / aluminium powder coated sliding doors for balcony

Windows - UPVC / Powder coated aluminium sliding windows with tinted glass and provision for mosquito mesh



KITCHEN

Electrical and plumbing points

Provision for electrical & plumbing points for modular / Island kitchen (granite platform with sink and drain board will be provided on request and at an extra cost)

Aqua guard

Provision will be given. **Washing machine, dishwasher in utility** Provision will be given. **Piped gas through gas Bank** – will be Provided







ELECTRICAL

TV point

One TV point to be provided in each bedroom and living room. (Containment/ Conducting for TV Point for all Bedrooms & Living upto TV Shaft)

Electrical wires - Fire resistant electrical wires of RR cable make or equivalent

Switches

Elegant designer modular electrical switches of reputed make

MCB

One miniature circuit Breaker(MCB) for each circuit provided at the main distribution box within each flat

ELCB

For safety, one Earth Leakage circuit Breaker(ELCB) will be provided for each flat







Telephone points - To be provided in all bedrooms, living room, family room and kitchen with provision for installing your own mini EPABX. The entire telephone wiring will be done in CAT 5 grade cable (suitable to carry data @100 Mbps)(Containment/Conduting for Telephone Point for all Bedrooms & Living upto Telephone Shaft)

AC point

Central Air-conditioning in all rooms of the apartment including kitchen. Entrance lobby at ground floor -to be air conditioned & above level lift lobbies will not be air conditioned .Club house will be centrally air-conditioned .

Power

5 kW (3 Phase) for 3 BHK, 5 kW (3 Phase) for 3.5 / 4 BHK, 6 kW (3 Phase) for 5 BHK(DUPLEX & PENT HOUSE).

HT/LT POWER

LT power for residential units and HT power for Common areas







LIFTS & ENTRANCE LOBBY

Lifts and entrance lobby

Number of passenger lifts - Two automatic lifts in each block of Mitsubishi / Otis make or equivalent

Biometric security system - All passenger lifts will be equipped with biometric systems.

Service lift - One Large service lift in each block of OTIS make or equivalent







FLOOR PLANS









Typical Floor Plan – Tower C



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