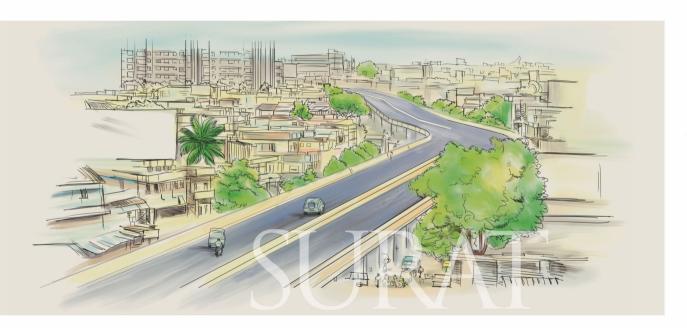




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CONSTRUCTION OF HIGHEST STANDARD, INNOVATIVE METHODS, EFFICIENT STAFF AND RETURN-ON-INVESTMENT TO CUSTOMERS IS THE MOTTO OF THE GROUP.

ROSCOE IS A STATE-OF-THE-ART PROJECT OF THIS GROUP. FOR THIS PROJECT, SUSTAINING ECOLOGICAL BALANCE IS OF PARAMOUNT IMPORTANCE. VARIOUS GREEN INITIATIVES ARE UNDERTAKEN AT ALL LEVELS. THIS INCLUDE RESOURCE CONSERVATION, SUSTAINING AIR QUALITY, WATER CONSERVATION AND NOISE POLLUTION. RESIDENTS WILL HAVE TOTAL PEACE OF MIND ONCE THEY START LIVING IN ROSCOE. BEST QUALITY OF PRODUCTS AND SERVICES ARE USED IN ROSCOE. NO WONDER ROSCOE WILL LIVE AS AN URBAN LANDMARK.



### THAT SCULPTED VISION















ROSCOE IS A CREATION TO TAKE PRIVY-PEOPLE UNDER ITS WINGS. ROSCOE INTRODUCES LANDMARK ELEVATION WITH STONE CLADDING AS EXTERIOR. CENTRALLY A/C DWELLINGS HAVE AN ELEGANT LOOK AND RICHNESS HAVING A SILVER SPOON IN THE MOUTH. EXCEPTIONALLY BEAUTIFUL FLATS HAVE GREAT HEIGHT WITH 11 FT. CEILING.





-ROSCOE IS THERE TO BOOST UP THE SELF-ESTEEM OF RESIDING COMMUNITY. IT HAS A BASKET PULL OF ADVANTAGES. SELF CONTAINED RESIDENCY, BEAUTIFUL LOOK. GREEN LIVING. SECURE AND SAFE PREMISE....

### THAT ENGROSSING BEAUTY





PREMIUM OF ROSCOE SPREADS NATURAL RESOURCES AT YOUR FEET.
THE FRONTAGE ENSURES CLEAN AIR WITH A GARDEN-SPAN AND TREES.
DEPTH OF BUILDINGS OFFER ISOLATION FROM URBAN-NOISE AND HEIGHT
OF RESIDENCY ASSURES AIR. LIGHT. WIND AND FRESHNESS.

# THAT SUBTLE





THERE'S LITTLE BIT OF CHILDHOOD IN EVERYBODY'S LIFE.
ENJOY A WHOLESOME EXPERIENCE AT ROSCOE WITH UNIQUE OFFERINGS THAT INCLUDE
EXOTIC KIDS ZONE, FISH-EYE WATER BODY AND LIFE GIVING GARDEN.

### THAT PICTURESQUE VIEW





IF YOU CAN READ BETWEEN THE LINES; THEN YOU CAN ALSO FIND PEACE-PARK BETWEEN TWO ROSCOE BUILDINGS. SPECIAL WOODEN SIT-OUTS AND MANICURED GRASS CARPETS ARE FOCAL POINTS TO FIND PEACE AND RE-ENERGIZE.

## THAT NATURAL PEACE







### SPECIFICATION Y % (1) 😂 🕸 🦰



assage		1ST COAT							DOOR JAMBS	WINDOW	WINDOW			RAILING	TOILET PARTITION				BASIN
oyer II lassage G			2ND COAT	MATERIAL (ON SELECTED WALL)	HEIGHT	CEILING FINISH	FALSE CEILING	DOOR			SILL/JAMBS		SILL/ JAMBS					WASH BASIN	COUNT
assage																			
	ITALIAN	SINGLE COAT PLASTER	paint	RIVERWASH GRANITE + WALL PAPER	FULL HT.		GYPSUM	G.D.	ITALIAN	ANODIZED ALU. SECTION WINDOW WITH REFLECTIVE GLASS	GRANITE								
aircase	GRANITE	SINGLE COAT PLASTER		36"X36" GRANAMITE	FULL HT.	-												-	
	GRANITE	SINGLE COAT PLASTER+ BIRLA PUTTY																	
tore Room K	KOTAH	SINGLE COAT PLASTER+ BIRLA PUTTY			-		-	FLUSH DOOR	GRANITE		-							-	
Ground Floor (Bldg A-Type 3 B.H.K.)																			
intrance foyer II	ITALIAN	GYPSUM PLASTER		ITALIAN+WALL PAPER	FULL HT.		GYPSUM	G.D.	ITALIAN	ANODIZED ALU. SECTION WINDOW WITH REFLECTIVE GLASS	ITALIAN								
teception IT	ITALIAN	SINGLE COAT PLASTER		ITALIAN	FULL HT.		GYPSUM												
	GRANITE	SINGLE COAT PLASTER		GRANITE	LINTEL			FLUSH DOOR	GRANITE			Anodize alu. Sec.	GRANITE				WALL HUNG		
assage	GRANITE	SINGLE COAT PLASTER		GRANITE	FULL HT.		GYPSUM												
	GRANITE	SINGLE COAT PLASTER	PAINT											S.S. & GLASS					
	KOTAH	SINGLE COAT PLASTER	BIRLA PLITTY					FLUSH DOOR	GRANITE										
round Floor (Bldg B Type 4 B.H.K.)																			
intrance foyer II	ITALIAN	GYPSUM PLASTER		ITALIAN+WALL PAPER	FULL HT.		GYPSUM	G.D.	ITALIAN	ANODIZED ALU.SECTION WINDOW WITH REFLECTIVE GLASS	ITAHAN								
	ITALIAN	GYPSUM PLASTER		ITALIAN	FULL HT.		GYPSUM		-					-					
	24"X24" GRANAMITE	GYPSUM PLASTER	VELVET ICI PAINT					FLUSH DOOR	GRANITE	ANODIZED ALU.SECTION WINDOW WITH REFLECTIVE GLASS		Anodize alu. Sec.							
	WOODEN	SINGLE COAT PLASTER	VELVET ICI PAINT				GYPSUM	G.D.	GRANITE	ANODIZED ALU.SECTION WINDOW WITH REFLECTIVE GLASS		-		-					
Indoor Games	RUBBER FLOORING AS PER						0.1100.11	0.0.											
	SPECIFICATION	SINGLE COAT PLASTER	TEXTURE PAINT	WALL PAPER	FULL HT.		GYPSUM	G.D.	GRANITE	ANODIZED ALU.SECTION WINDOW WITH REFLECTIVE GLASS	GRANITE								1.
	GRANITE	SINGLE COAT PLASTER	-	GRANITE	LINTEL		-	FLUSH DOOR	GRANITE		-	Anodize alu. Sec.				WALL MIXTURE WITH	WALL HUNG	COUNTER TOP	GRANIT
Jimon Tonet	GIO III II	311000 00111 010101		010 111110	6114166			12031120011	Old Hills		100	7 III OUILE GIGT SEE	GIO III II			TELEPHONE SHOWER	111111111111111111111111111111111111111	000111211101	Old Hills
'assage G	GRANITE	SINGLE COAT PLASTER		GRANITE/GRANAMITE	FULL HT.		GYPSIIM							S.S. & GLASS		-			
	GRANITE	SINGLE COAT PLASTER+ BIRLA PUTTY					01130111							5.5. d GLASS					-
	KOTAH	SINGLE COAT PLASTER	BIRLA PUTTY					FLUSH DOOR	GRANITE									-	
st to 11th Floor (A & B-Type)	KOTALI	SHOLL COM FLOSIEN	DINEFLICITI					TEOSIT DOOR	GIVANIE										
	ITALIAN	GYPSUM PLASTER				GYPSUM PLASTER			-	ANODIZED ALU.SECTION WINDOW WITH REFLECTIVE GLASS	ITALIAN								
	ITALIAN					GYPSUM PLASTER			-	- ANODEED ALCOSECTION WHILDOW WHITHELECTIVE GEAGS									
				GRANAMITE	LINTEL	GYPSUM PLASTER	1	FLUSH DOOR	GRANITE	ANODIZED ALLI SECTION WINDOW WITH REFLECTIVE GLASS		-					1		1
	RIVER WASH GRANITE		-	24"X24" GRANAMITE	LINTEL	GYPSUM PLASTER		-	- UKHNITE	ANODIZED ALO.SECTION WINDOW WITH REFEECTIVE GLASS	INSIDE TIALIAN & COTSIDE GRANTE	1	1		1		1		1
	24"X24" RUSTIC GRANAMITE			24"X24" RUSTIC GRANAMITE	LINTEL	GYPSUM PLASTER	-	FLUSH DOOR	ITALIAN/GRANITE			Anodize alu. Sec.	GRANITE			WALL MIXTURE WITH TELEPHONE SHOWER	WALL HUNG	COUNTER TOP	GRANIT
	LAMINATED WOODEN FLOORING		-	24 A24 ROSTIC GIOARAMITE	LINTEL	GYPSUM PLASTER	1	FLUSH LAMINATED DOOR		ANODIZED ALU.SECTION WINDOW WITH REFLECTIVE GLASS	INCIDE ITALIAN & OUTCIDE CRANITE					WALL WINTONE WITH TELEPHONE SHOWER	WALLIIONG	COOMILICION	GIVAIVII
	24"x24" matt finish tiles		-	ITALIAN	FULL HT.	GYPSUM PLASTER	1	G.D.	ITALIAN/GRANITE	ANODIZED ALO.SECTION WINDOW WITH REFLECTIVE GLASS	INSIDE TIALIAN & OUTSIDE GRAINTE	Anodize alu. Sec.		1	6MM TOLIGH GLASS	4 WAY DIVERTER WITH BAIN SHOWER + 6 NOZZEL JET	WALL HUNG	COUNTER TOP	ITALIAN
	LAMINATED WOODEN FLOORING		-	- HALIAN		GYPSUM PLASTER		FLUSH LAMINATED DOOR		ANODIZED ALU.SECTION WINDOW WITH REFLECTIVE GLASS	INSIDE ITALIAN & OUTSIDE GRANITE			-	- UMINI TOOGH GLASS	T THAT DIVERTED WITH BOWN SHOWER+ 6 NOZZELJE	WALL HONG	COUNTER TOP	HALIAN
	24"x48" matt finish tiles		-	GRANAMITE	FULL HT.	GYPSUM PLASTER	1	FLUSH LAMINATED DOOR		ANODIZED ALO.SECTION WINDOW WITH REFLECTIVE GLASS	- INDICE TIADAN & OUTSIDE GRANTE	Anodize alu. Sec.			6MM TOLIGH GLASS	2 WAY DIVERTER WITH RAIN SHOWER	WALL HUNG	COUNTER TOP	ITALIAN
	LAMINATED WOODEN FLOORING			GIOAIVAMITE	TOLL III.	GYPSUM PLASTER				ANODIZED ALU.SECTION WINDOW WITH REFLECTIVE GLASS	INSIDE ITALIAN & OUTSIDE GRANITE	Anounce alu. sec.		1	Omini 1000th GDA33	2 WAS DIVERSEN WITH RAIN SHOWER	WALL HONG	COUNTER TOP	HALIAN
	GRANITE WOODEN HOUSING		-	DESIGNER TILE	LINTEL	GYPSUM PLASTER	-	FLUSH LAMINATED DOOR		ANODIELD ALOUSECTION WINDOW WITH REFLECTIVE GLASS	INSIDE TIALIAN & OUTSIDE GRANTE	Anodize alu. Sec.		1000		2 WAY DIVERTER WITH RAIN SHOWER	WALL HUNG	COUNTER TOP	GRANIT
	LAMINATED WOODEN FLOORING				LINIEL	GYPSUM PLASTER				ANODIZED ALLI SECTION WINDOW WITH REFLECTIVE GLASS	INCIDE ITALIAN & OUTCIDE CRANITE	Allouize alu. Sec.	GIOANITE			2 WALDIVERSEN WITH RAIN SHOWER	WALL HUNG	COUNTER TOP	GRANII
	VITRIFIED	SINGLE COAT PLASTER		VITRIFIED	LINTEL	GYPSUM PLASTER	-	FLUSH LAMINATED DOOR			INSIDE HALIAN & OUTSIDE GRANITE	Anodize alu. Sec.	CDANITE			WALL MIXTURE	WALL HUNG	COUNTER TOP	CDANUT
	GRANITE		PAINT			GYPSUM PLASTER	-	FLUSH LAMINATED DOOK	HALIAN/GRANITE		-	Anouize alu. Sec.	Growille			WALL MIXTURE	WALL HUNG	COUNTER TOP	GRANII
	GRANITE	SINGLE COAT PLASTER SINGLE COAT PLASTER	PAINT			GYPSUM PLASTER				:							-		-



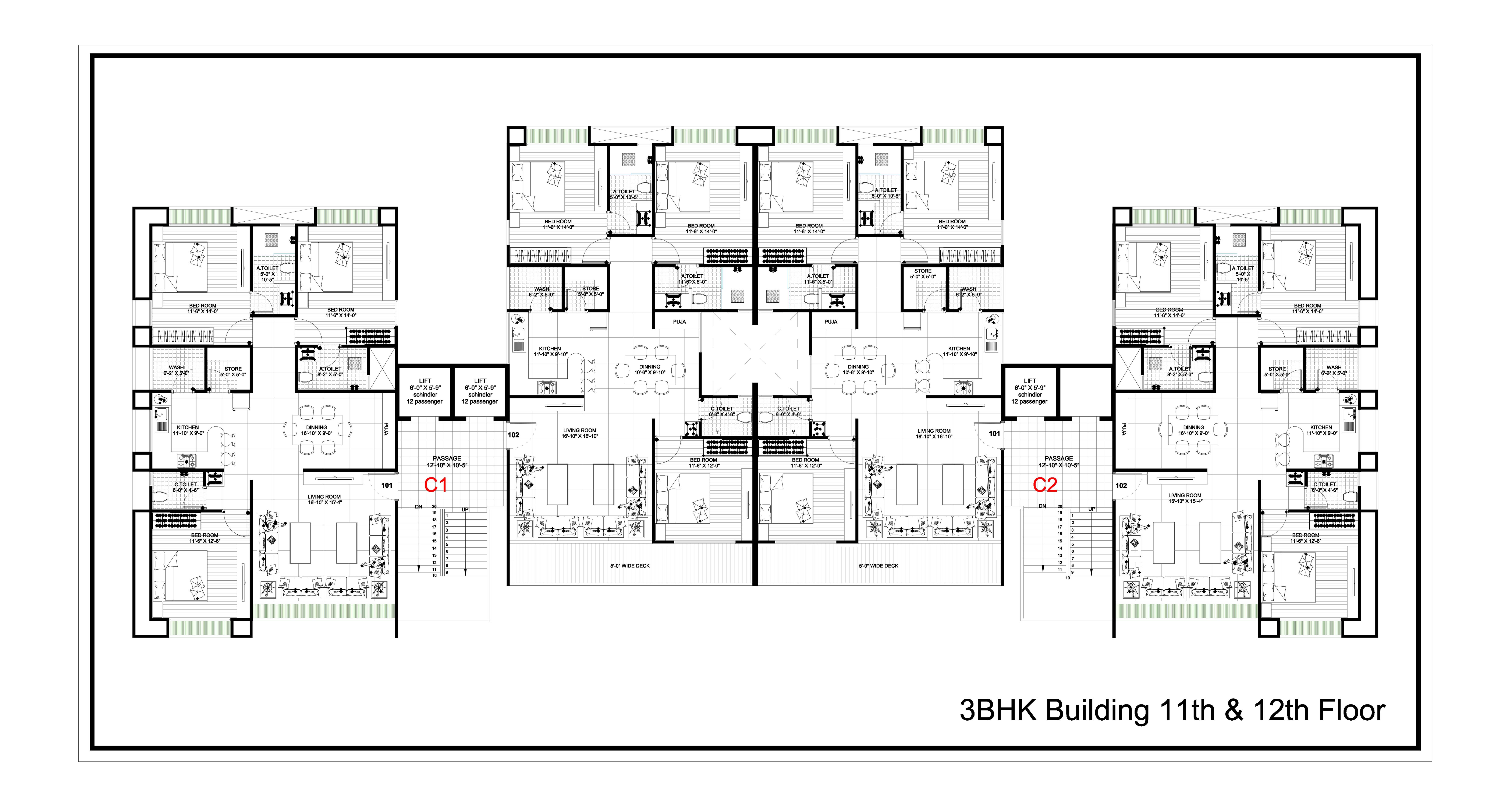












### AMENITIES Y 7 6 (1)

#### **DETAILS & BUILDING FEATURES**

DESIGNATED USE NO OF FLOORS

Basement floor parking + Ground Floor (Parking & amenities) + Typical Bldg (1st to 11tfloor)

PARK ALLOTTED 3 Cars per flat (4bhk), 2 Cars per flat (3bhk)

BLOCK (NO OF BUILDING) Four Buildings in Campus.

SPACE SPECIFICATIONS AT GROUND Hollow Parking in Lower Ground & Upper Ground.

TYPE OF FOUNDATION Isolated Foundation

SLAB TO SLAB HT 11'-0"

#### ELECTRICAL SYSTEMS, ELEVATORS AND WATER SUPPLY

POWER LOAD Three Phase Meter from Main IT line

GENERATOR BACK-UP (POWER BACK-UP) Common Infrastructure Facility as well as each flat

POWER SUPPLY CALCULATED PER FLAT Electrical load as per Consultant instruction

**ELEVATORS CONFIGURATION** 2 no- high speed fully automatic lift of schendler /Kone or Eq make.

CAPACITY & SPEED OF LIFTS Lift - 8 Passengers of shaft size 6'-0" x 5'-9"

SEWAGE SYSTEM PVC Pipe of Supreme or eq. make in Under Ground drainage system as well as in Concealed link with C PVC pipe as per detail given

by Plumbing Consultant.

ROAD NETWORK R.C.C. Tri-mix (V.D.S.) / Payer of Standard quality Make having finish of sandblast granite chips with granite finishes.

C.C.T.V. with Video Door Phone + Main door with Electronic locks for safety of flat. + Camera at main door & Inter connectivity for communication SECURITY SYSTEM with individual member Indoor Game. Gym area.

INTERNET WI-FI system for net connection

TERMITE TREATMENT Anti-Termite treatment by Specialized Agency with 10 Years Warranty

D.T.H. SERVICE Direct to home service (Satellite T.V. Connection)

FIRE SAFETY Automated fire sprinkler in basement, fire hydrant with fire extinguisher provide at all floor level near staircase.

GARBAGE DISPOSAL Each Floor having Garbage disposal Shaft with Vacuumed hygienic cleaning system+ Flush system.

#### INTERNAL UNIT FINISHES

KITCHEN Quartz Finish Kitchen platform with S.S Sink and Designer tile dado on wall.

PLUMBING Concealed plumbing in P.V.C. pipe fitting P.V.C for Cold water supply with Designer C.P. fittings of Kohlar sanitary ware fitting of Kohlar make.

ELECTRIFICATION Finolex Cable with Siemen ELCB & MCB with ISI modular switches of eq. brand make.

DOORS Main door frame of Teak Wood &frame with P.U finished door, Interior door frame with Italian Marble and P.U finished frame door,

AIR CONDITION Indoor Outdoor Connection With Copper Piping

WINDOWS

All sills & Jambs with Granite/Italian and Aluminum anodized coated window with Reflective Glass.

WALL FINISH Gypsum finish on Single coat mala finished plaster.

RAILING S.S. / Glass Railing in Balcony & Staircase.

WATER SUPPLY Water softening plant at ground to supply domestic water uses ineach flat. Pneumatic pressure pump in underground water tank for evenly pressure at any point

of water outlet in flat at any floor. Central Gas / Electric geyser point or individual Gas / Electric geyser in wash for Hot water supply in each flat.

#### EXTERIOR FINISHES

PLASTER Dry stone cladding COLOUR LC L (Max) whether shield

TERRACE Water proofing in terrace with Chemical by special agencies and abovethat china mosaic flooring.

#### COMMON INFRASTRUCTURE AMENITIES

ΔΡΕΔ ΝΔΜΕ MATERIAL/PRODUCT SPECIFICATION

EXTERNAL WALL OF THE BUILDING Autoclaved Aerated Concrete (AAC)Block wall Double coat sand face/Roller finished dry stone cladding

Primer based & ICI based Cement Paint

COMPOUND WALL Double coat sand face Plaster Stone Cladding cement based plaster

ELECTRIC WIRING CONCEALED WIRING IN R.C.C.

HARD SCAPE / PAVING

Vitrified Matt finished Tiles, GraniteRiver wash kota, paver blocks SHADING OF OPEN PARKING Poly Carbonate Sheet / Fabric /G L PRECOATED SHEET

FIRE-HYDRENT SYSTEM As per NBC Norms

STREET LIGHT Pole Lighting

In 3 & 4-BHK Provision of Copper Piping. HVAC

River wash kota. Payer Blocks, natural stone including wooden pergola as per design JOGGING TRACK

WATER BODY Ceramic tiles includes cladding

Granite / Italian Cladding on lift Entry wall at each floor. LIFT CLADDING

Steel and All uminium Composite Panel CANOPY

WINDOW GRILL ANODISED COATED ALLUMINIUM SO, PIPE SEC, GRILL

STAIR-CASE Granite Stone

STAIR-CASE RAILING S.S. & Glass finish

GARRAGE SHAFT P.V.C. Based

CCTV According to need in campus

INTERCOM According to need in campus

CAR WASH As ner requirement MRL. 8 Passenger lift (Schendler & Kone) LIFT

LIFT MACHINE ROOM Machine room less

According to GGCL Norms (On chargeble basis) GAS LINE

CENTRAL HOT WATER SUPPLY FROM GAS BOILER PLACED AT GROUND / TERRACE /BASEMENT FLOOR/Wash area HOT WATER

CENTRAL HUGE LUSH GREEN LANDSCAPED The central portion filled with vellow soil & Lawn grass on that with selected trees on periphery of the landscaped garden.

SOFT SAND FILLING IN OPEN PLAY AREA WITH STANDARD PLAY EQUIPMENT FOR CHILDREN'S. SAND PIT/CHILDREN PLAY AREA

VDS (Vaccume dewatering system)/Paver/Granite BASEMENT & GROUND DRIVEWAY AREA

TERRACE FLOORING Water proofing in terrace with Chemical & by special agencies and above that china mosaic flooring.

#### EXTERNAL INFRASTRUCTURE FACILITY

CHILDREN PLAY AREA Green space built with sand pit for children play equipment &sitting area for parents.

PARKING Basement &Upper ground level parking with car parking facility for each flat.

INDOOR GAME Pool table, Carom board, Chess board & Table Tennis table.

ENTRANCE GATE As Per Architectural Design with Decorative Main Compound Wall WATER BODY Glorious water cascade provided with provision of Fountains

CENTRAL HUGE LUSH GREEN LANDSCAPED GARDEN The central garden space provided with Gazebos for senior citizens.

Gym for Gents & ladies with all Equipment.

OFFICE, LIBRARY, SALON Good quality modern Equipments.

INTERNAL COMMON AREA FINISHES

FOYER Entrance Fover finished with Italian / granite Cladding & river finished granite or rustic tiles flooring. Granite flooring &Cladding at

Ground floor Lift Cladding & staircase, Glass main door & S.S. back door.

LIFT CLADDING Granite wall Cladding in each floor near lift entrance STAIRCASE Granite Steps &Riser with Granamite flooring in Passage

LORRY OF FACH FL. Floor level common Lobby area finished with matt finish Vitrified tile



Legal/Document/Stamp Duty charges extra as applicable to be borne by members.
 Service Tax as applicable to be borne by members.

Deposits for all services to be borne by members.

Deposits for all settings as one owner of includes.
 Society maintenance charges to be borne by members.
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 The brochure does not form part of an offer contract or agreement.

All plans/drawings/features/specifications are subject to approval of respective authorities and may be changed if necessary.
 The discretion remains with developers. All rendering/floor plans/pictures and maps are artists' conception and not actual depiction of building.







MEP Consultant SYConE<sup>\*</sup>

Construction Engineers & Project Management

Structure Jalil Sheikh

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