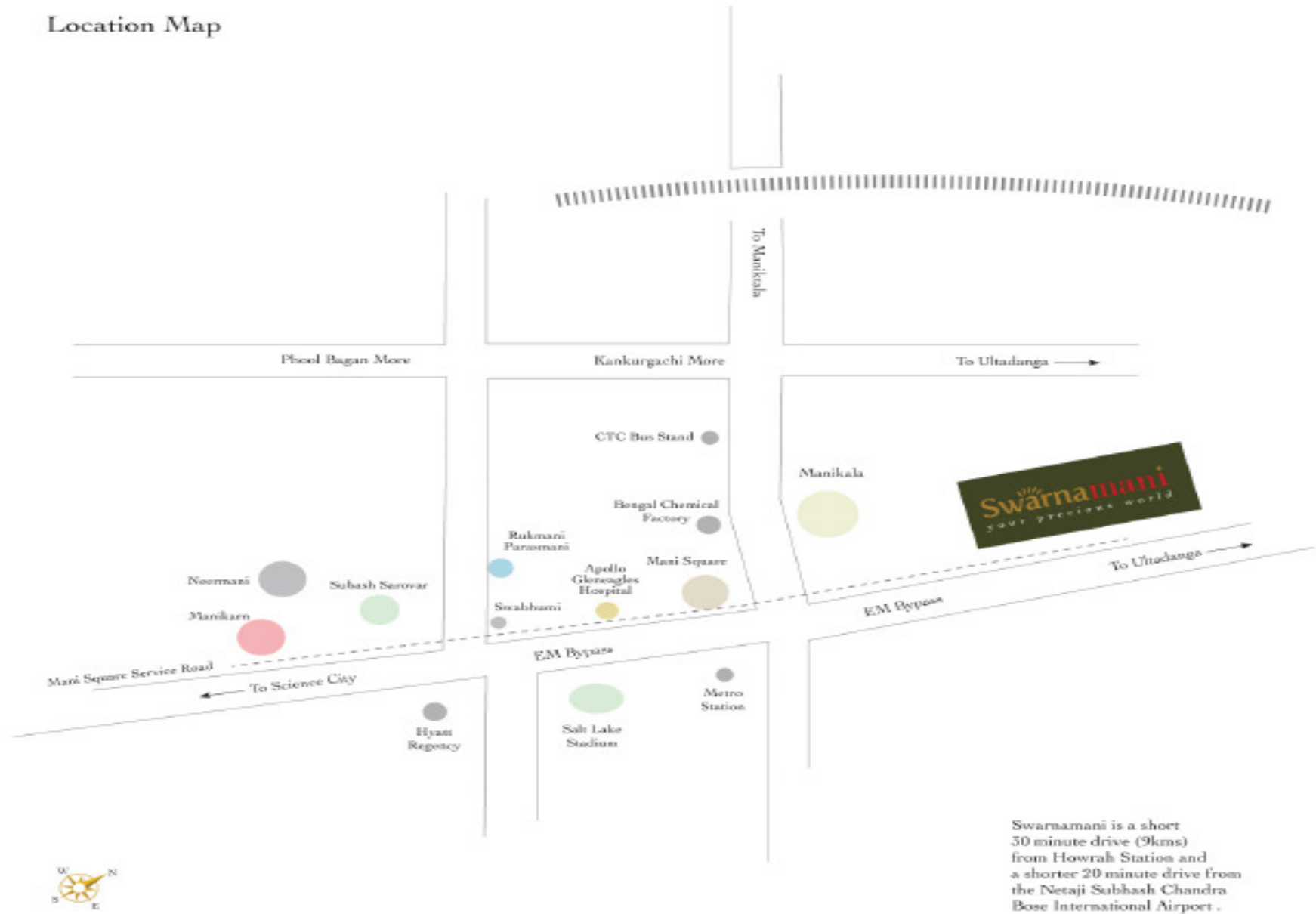




**Swarnamani**  
your precious world

# Location Map





The vast stretch of Swarnamani consists of 4 luxurious towers. With double height entrance through the lobbies, Swarnamani promises to cradle you in the decadence you deserve...

- Aldina** B+G+24
- Cristana** B+G+25
- Oriana** B+G+25
- Zarina** G+32



Badminton court



Gym



Swimming pool



Massage room

## Club Aurelia<sup>+</sup>

Club Aurelia at Swarnasmani is nothing short of an oasis. Spread over two towers, it is a retreat from the drudgeries of everyday life. Starting from the 2 level infinity pool to the state-of-the-art gym to the spa and yoga room, every aspect of the club is solely aimed to de-stress and calm you. Treasure your time with family, loved ones or simply alone. Complete serenity is not as hard to get as you used to think.

## Club Amenities

Top-of-the-line gym  
TV room  
Yoga room  
Card room  
Squash  
Children's games room  
Library  
Club lounge and reception  
Swimming pool with infinity edge  
Jacuzzi  
A well-equipped spa with lounge  
Badminton and tennis court  
Outdoor cricket net  
Acupressure chakra room  
Massage room  
Banquet hall  
Amphitheatre at banquet roof  
Kids' pool  
Kids' play area



Dorado, the banquet

## Dorado

Swarnamani caters to everything that lets you enjoy  
cuisine at its finest. Its

### luxurious banquet hall

of 4,300 sqft, Dorado, spread over one floor,  
lets you entertain more than 200 guests at your own leisure.

### The open-air amphitheatre,

located on the terrace of Dorado, is one of the unique features of  
Swarnamani. It is here that the stage will be set for  
many a moving expression of art and culture.

<b>The Specifications</b>	<b>Aldina</b>	<b>Cristana, Oriana &amp; Zarina<sup>o</sup></b>
<b>Foundation</b>	RC foundation resting on cast-in-situ reinforced concrete bored piles complying with IS-2911.	RC foundation resting on cast-in-situ reinforced concrete bored piles complying with IS-2911.
<b>Super Structure</b>	Reinforced concrete framed structure using minimum M30 grade concrete complying with IS-456/ IS 1893/ IS 13920 and Fe 500 steel reinforcement complying with IS-1786. RCC structure designed for the highest seismic consideration against zone III as stipulated by code, ensuring better safety.	Reinforced concrete framed structure using minimum M30 grade concrete complying with IS-456/ IS 1893/ IS 13920 and Fe 500 steel reinforcement complying with IS-1786. RCC structure designed for the highest seismic consideration against zone III as stipulated by code, ensuring better safety.
<b>Walls</b> (a) External Walls	Common clay bricks/ Fly ash bricks or reinforced concrete walls.	Common clay bricks/ Fly ash bricks or reinforced concrete walls.
(b) Internal Walls	Common clay bricks/ Fly ash bricks or reinforced concrete walls.	Common clay bricks/ Fly ash bricks/and/or reinforced concrete walls.
<b>Ultimate Roof</b>	Reinforced concrete roof with appropriate waterproofing and an under deck insulation system to the top floor flat.	Reinforced concrete roof with appropriate waterproofing and an under deck insulation system to the top floor flat.
<b>Ceiling</b> (a) Living, Dining, Entrance Foyer, Bedrooms, Study, Servants Quarter, Store and other areas	Fitted with false ceiling duly painted with plastic emulsion paint.	Cement and sand plaster with neat POP punning.
(b) Kitchen, Bathrooms, WC	Fitted with false ceiling duly painted with plastic emulsion paint.	Cement and sand plaster with neat POP punning and gypsum ceiling in places to cover traps and pipes.
(c) Lift Lobby	Standard POP/ gypsum board finished with plastic emulsion paint.	Standard POP/ gypsum board with or without drops and finished in enamel paint.
(d) Car Park Areas	Cement and sand plaster finished in cement paint.	Cement and sand plaster finished in cement paint.
(e) Staircases, M & E Services Rooms/ Shaft and Utilities	Cement and sand plaster with neat POP punning. Staircases will be finished with two coats of plastic emulsion paint.	Cement and sand plaster with neat POP punning. Staircases will be finished with two coats of enamel paint.
<b>Finishes – Walls Apartment Units</b> (a) Living, Dining, Bedrooms, Study, Entrance Foyer, Store and other areas	Cement and sand plaster with neat POP punning with plastic emulsion paint or textured finish.	Cement and sand plaster with neat POP punning.
(b) Kitchen, Bathrooms, WC	Kitchen – combination of high quality granite/ imported marble. Bathrooms – blend of imported marble/ vitrified designer tiles up to the false ceiling level.	Kitchen – designer ceramic tiles up to height of two feet above kitchen counter. Bathrooms – designer ceramic tiles on the walls up to door height.
(c) Servants Quarter	Cement and sand plaster with neat POP punning duly painted.	Cement and sand plaster with neat POP punning.

<sup>o</sup>(proposed tower)

Specifications will prevail as per agreement.

<b>The Specifications</b>	<b>Aldina</b>	<b>Cristana, Oriana &amp; Zarina<sup>o</sup></b>
<b>Wall - External</b>	Cement and sand plaster with cement paint and/ or texture finish/ or weather shield paint finish with glazing and GRC cladding as per architectural drawings at designated areas.	Cement and sand plaster with cement paint and/ or texture finish/ or weather shield paint finish with glazing and GRC cladding as per architectural drawings at designated areas.
<b>Wall - Internal</b> (a) Corridors, Staircases, Landing and other areas  (b) Car Park Areas  (c) Ground Floor Entrance Lobby	Cement and sand plaster with neat POP punning finished in two coats of plastic emulsion paint.  Cement and sand plaster finished in cement paint.  Cement and sand plaster finished in combination of neat POP punning, texture paint and Italian marble/ granite cladding/ timber panelling at designated areas with proper land/ water scaped.	Cement and sand plaster with neat POP punning finished in two coats of enamel paint.  Cement and sand plaster finished in cement paint.  Cement and sand plaster finished in combination of neat POP punning, texture paint and marble or granite cladding at designated areas.
<b>Floor - For Apartment Units</b> (a) Entrance Foyer, Living and Dining  (b) Bedrooms, Study and Internal Staircase  (c) Master Bedroom  (d) Bathrooms, WC  (e) Kitchen  (f) Store and Servants Quarter	(a) Mix of Spanish/ Italian marble.  (b) Imported marble.  (c) Italian marble or imported wood.  (d) Imported vitrified tiles.  (e) Stain-free imported flooring.  (f) Quality vitrified tiles flooring.	(a) Imported marble.  (b) Quality Indian marble of size not less than 5 sqft.  (c) Wooden/ laminated floor with matching skirting.  (d) Anti-skid ceramic.  (e) Quality Indian marble of size not less than 5 sqft.  (f) Quality Indian marble flooring.
<b>Floor - For Common Areas</b> (a) Staircases including landings and corridors at car park level, and typical floors  (b) Lift lobby/ Vestibule  (c) Other Common Areas	(a) Finished in polished green marble.  (b) Imported marble with matching skirting with or without inlay works at designated areas.  (c) Screed concrete.	(a) Finished in polished green marble.  (b) Quality marble with matching skirting with or without inlay works at designated areas.  (c) Screed concrete.
<b>Windows</b>	(a) Standard section of anodised/ powder coated aluminium and/ or UPVC casement with clear toughened glass inserts matching fittings and will be provided with guard bars.	(a) Standard section of anodised/ powder coated aluminium and/ or UPVC casement with clear toughened glass inserts matching fittings and will be provided with guard bars.

<sup>o</sup>(proposed tower)

Specifications will prevail as per agreement.

## The Specifications

	Aldina	Cristana, Oriana & Zarina <sup>o</sup>
Fitted Doors	Teakwood door frame with 35 mm thick flush shutters having spirit polished teak veneer finished on both faces except for kitchen and toilet doors which will have commercial faced inners painted with matching enamel paint. The shutters will be hung with brass barrel bolts. Entrance door shall have a night latch, door knocker and magic eye. Bedroom and kitchen doors shall have a mortise lock and doorstopper and the toilet doors will have a bathroom latch.	Salwood door frame with 35 mm thick flush shutters having spirit polished teak veneer finished on both faces except for kitchen and toilet doors which will have commercial faced inners painted with matching enamel paint. The shutters will be hung with brass barrel bolts. Entrance door shall have a night latch, door knocker and magic eye. Bedroom and kitchen doors shall have a mortise lock and doorstopper and the toilet doors will have a bathroom latch.
Fitted Doors Sanitary Wares	(a) White porcelain sanitary wares of Kohler/ Toto/ Roca or equivalent brand. (b) Water closets – concealed cistern or flush valve. (c) Standard hand basin with ceramic pedestal.	(a) White porcelain sanitary wares of Kohler/ Toto/ Roca or equivalent brand. (b) Water closets – concealed cistern or flush valve. (c) Standard hand basin with ceramic pedestal.
CP Fittings	(a) Concealed piping system for hot and cold water lines. (b) Geysers in all toilets. (c) Shower cubicle in all toilets. (d) Sleek CP fittings of Hans Grohe/ Grohe/ TOTO/ Kohler or equivalent make. (e) Matching glass mirror, shelf, soap tray and towel rail.	(a) Concealed piping system for hot and cold water lines. (b) Geysers in all toilets. (c) Shower cubicle in master toilet. (d) Sleek CP fittings of Jaguar or equivalent make. (e) Matching glass mirror, shelf, soap tray and towel rail.
Piping System	Dual piping system.	Dual piping system.
Kitchen	(a) Black granite top cooking platform with one stainless steel sink and drain board. (b) Cooking gas bank/ piped gas. (c) Reverse osmosis water filter. (d) Geyser. (e) Dual source of water supply.	(a) Black granite top cooking platform with one stainless steel sink and drain board. (b) Cooking gas bank/ piped gas. (c) Aquas guard water filter. (d) Dual source of water supply.
TV/ Telephone Points	Compatible wiring which can be hooked up to a cable television network with connections in the living room and all bedrooms. Telephone points in the living room and bedrooms.	Compatible wiring which can be hooked up to a cable television network with connections in the living room and all bedrooms. Telephone points in the living room and bedrooms.
Lightning Protection	Lightning protection - in compliance with IS 2509.	Lightning protection - in compliance with IS 2509.
Water Proofing	Water proofing to floors of kitchen, bathrooms, WC, balcony, planter boxes, terraces, landscape deck, ultimate roof, pool and open terraces.	Water proofing to floors of kitchen, bathrooms, WC, balcony, planter boxes, terraces, landscape deck, ultimate roof, pool and open terraces.

<sup>o</sup>(proposed tower)

Specifications will prevail as per agreement.



## The Specifications

	Aldina	Cristana, Oriana & Zarina <sup>o</sup>
Driveway	<p>(a) Reinforced concrete slab with hardener to carpark/ driveway.</p> <p>(b) Stone and/ or paver block and/ or bituminous compound.</p> <p>(c) Duly finished greeneries at designated places around driveway.</p>	<p>(a) Reinforced concrete slab with hardener to carpark/ driveway.</p> <p>(b) Stone and/or paver block and/ or bituminous compound.</p> <p>(c) Duly finished greeneries at designated places around driveway.</p>
Air Conditioning	The drawing, dining and bedrooms will be equipped with centralised VRF airconditioning system; temperature control in each room.	The drawing, dining and bedrooms will be equipped with centralised VRF airconditioning system.
Fire Suppression and Detection	<p>(a) Provision of adequate fire fighting system with wet risers and fire sprinklers connected to fire reservoir.</p> <p>(b) Evacuation points and refuge platforms for human safety as per regulation.</p> <p>(c) Smoke detectors and fire sprinklers in common areas and flats.</p> <p>(d) Both way public address system at all floors.</p>	<p>(a) Provision of adequate fire fighting system with wet risers and fire sprinklers connected to fire reservoir.</p> <p>(b) Evacuation points and refuge platforms for human safety as per regulation.</p> <p>(c) Smoke detectors and fire sprinklers in common areas and flats.</p> <p>(d) Both way public address system at all floors.</p>
Electrical Wiring and Fittings	<p>(a) All bedrooms fitted with ceiling fans.</p> <p>(b) Total concealed electrical wiring for all the rooms provided with electrolytic copper conductors.</p> <p>(c) Geyser point in all toilets and kitchen.</p> <p>(d) Stipulated light and plug (5/15 amp) point in dining/ drawing and bedrooms, as per architectural drawings.</p> <p>(e) Electrical call bell at main entrance door.</p> <p>(f) Telephone point in living room and all bedrooms.</p> <p>(g) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms.</p> <p>(h) Connection of Intercom/ EPAX with the reception and security and with all other apartments of the complex.</p>	<p>(a) All bedrooms fitted with ceiling fans.</p> <p>(b) Total concealed electrical wiring for all the rooms provided with electrolytic copper conductors.</p> <p>(c) Geyser point in all toilets and kitchen.</p> <p>(d) Stipulated light and plug (5/15 amp) point in dining/ drawing and bedrooms, as per architectural drawings.</p> <p>(e) Electrical call bell at main entrance door.</p> <p>(f) Telephone point in living room and all bedrooms.</p> <p>(g) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms.</p> <p>(h) Connection of Intercom/ EPAX with the reception and security and with all other apartments of the complex.</p>
Power and Backup	<p>(a) 24 x 7 power.</p> <p>(b) Through generator power will be provided in the said unit during power failure for lighting and other domestic purposes to the extent of 2 (two) watts per sqft of the built-up area of the said unit controlled by electric circuit breaker.</p> <p>(c) Instant change over between mains and auto synchronised DG set.</p>	<p>(a) 24 x 7 power.</p> <p>(b) Through generator power will be provided in the said unit during power failure for lighting and other domestic purposes to the extent of 1 (one) watt per sqft of the built-up area of the said unit controlled by electric circuit breaker.</p> <p>(c) Instant change over between mains and auto synchronised DG set.</p>
Security	<p>(a) CCTV monitoring for all common areas.</p> <p>(b) All flats will be equipped with interactive burglar/ security alarm system with switch installed in all bedrooms and near the entrance door in the living/ dining.</p> <p>(c) Video door phone at the entrance of the flat.</p>	<p>(a) CCTV monitoring for all common areas.</p> <p>(b) All flats will be equipped with interactive burglar/ security alarm system with switch installed in all bedrooms and near the entrance door in the living/ dining.</p> <p>(c) Video door phone at the entrance of the flat.</p>

<sup>o</sup>(proposed tower)

Specifications will prevail as per agreement.



**Vastu approved Floor Plans**

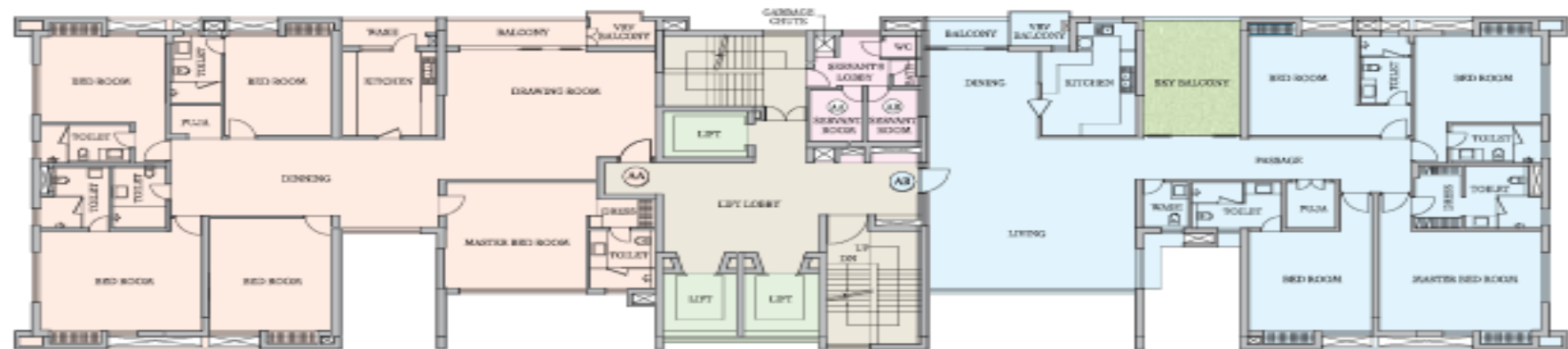
**Swārnamani**



Disclaimer: Plans presented are updated as on 30 March, 2015 and are subject to change as may be required by the developer/relevant authorities. Area measurements are approximate and subject to final survey. Plans are not to scale.



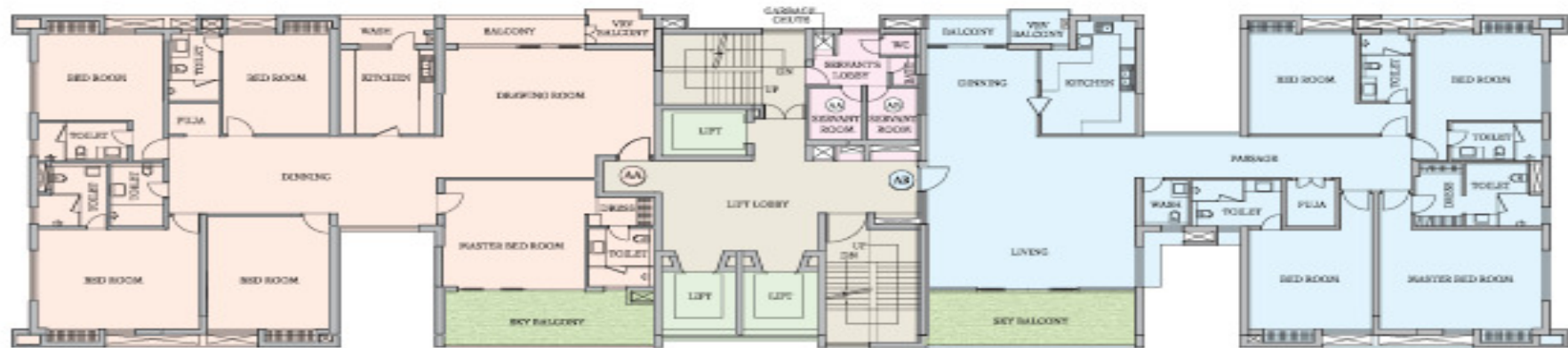
Disclaimer: Plans presented are updated as on 30 March, 2015 and are subject to change as may be required by the developer/relevant authorities. Area measurements are approximate and subject to final survey. Plans are not to scale.



Typical floor plan for levels 3, 6, 9, 12, 15, 18, 21 & 24  
Sky Balcony are of triple height



Typical floor plan for levels 4, 7, 10, 13, 16, 19 & 22  
 Sky Balcony are of triple height



Typical floor plan for levels 5, 8, 11, 14, 17, 20 & 23  
Sky Balcony are of triple height



Typical floor plan for levels 5, 8, 11, 14, 17, 20 & 23  
 Sky Balcony are of triple height

Disclaimer : Plans presented are updated as on 30 November, 2013 and are subject to change as may be required by the developer / relevant authorities.  
 Area measurements are approximate and subject to final survey. Floor plans are not to scale.





Typical floor plan for levels 6, 9, 12, 15, 18 & 21  
 Sky Balcony are of triple height

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 Area measurements are approximate and subject to final survey. Floor plans are not to scale.

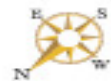


Typical floor plan for levels 7, 10, 13, 16, 19 & 22  
Sky Balcony are of triple height

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Area measurements are approximate and subject to final survey. Floor plans are not to scale.



Floor plan for level 24  
Sky Balcony are of triple height



Floor plan for level 25  
Sky Balcony are of triple height

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Area measurements are approximate and subject to final survey. Floor plans are not to scale.



Typical floor plan for levels 3, 6, 9, 12, 15, 18, 21 & 24  
 Sky Balcony are of triple height

Disclaimer : Plans presented are updated as on 30 November, 2015 and are subject to change as may be required by the developer / relevant authorities.  
 Area measurements are approximate and subject to final survey. Floor plans are not to scale.



Typical floor plan for level 4, 7, 10, 13, 16, 19, 22 & 25  
Sky Balcony are of triple height

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Area measurements are approximate and subject to final survey. Floor plans are not to scale.



Typical floor plan for level 5, 8, 11, 14, 17, 20 & 25  
Sky Balcony are of triple height

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Area measurements are approximate and subject to final survey. Floor plans are not to scale.



Typical floor plan for levels 1 to 6





Typical floor plan for levels 7, 10, 13, 16, 19, 22, 25 & 28  
 Sky Balcony area of triple height

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 Area measurements are approximate and subject to final survey. Floor plans are not to scale.



Typical floor plan for levels 8, 11, 14, 17, 20, 23, 26 & 29  
 Sky Balcony are of triple height

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 Area measurements are approximate and subject to final survey. Floor plans are not to scale.



Typical floor plan for levels 9, 12, 15, 18, 21, 24, 27 & 30  
 Sky Balcony are of triple height

Disclaimer : Plans presented are updated as on 30 March, 2015 and are subject to change as may be required by the developer / relevant authorities.  
 Area measurements are approximate and subject to final survey. Floor plans are not to scale.



Floor plan for levels 31  
Sky Balcony are of triple height

Disclaimer : Plans presented are updated as on 30 March, 2015 and are subject to change as may be required by the developer / relevant authorities.  
Area measurements are approximate and subject to final survey. Floor plans are not to scale.



Floor plan for levels 32  
Sky Balcony are of triple height

Disclaimer : Plans presented are updated as on 30 March, 2015 and are subject to change as may be required by the developer / relevant authorities.  
Area measurements are approximate and subject to final survey. Floor plans are not to scale.

## Area Chart

Block	Flat Type	Floor	Built-Up Area (sqft)	Super Built-Up Area (sqft)	Attached Terrace Built-Up Area (sqft)
Aldina	AA	3rd, 6th, 9th, 12th, 15th, 18th, 21st & 24th	3465	4647	-
	AB	do	3255	4365	202
	AA	4th, 7th, 10th, 13th, 16th, 19th & 22nd	3465	4647	203
	AB	do	3255	4365	203
	AA	5th, 8th, 11th, 14th, 17th, 20th & 23rd	3465	4647	221
	AB	do	3255	4365	219
Cristana	CB	2nd	2533	3396	134
	CB	3rd	2519	3379	145
	CA	5th, 8th, 11th, 14th, 17th, 20th, & 23rd	2653	3557	144
	CB	do	2576	3455	133
	CC	do	2622	3516	134
	CA	6th, 9th, 12th, 15th, 18th & 21st	2653	3557	170
	CB	do	2518	3377	145
	CC	do	2605	3494	149
	CA	7th, 10th, 13th, 16th, 19th & 22nd	2639	3538	112
	CB	do	2533	3396	134
	CC	do	2622	3516	134
	CB	24th	2518	3377	145
	CC	do	2605	3494	149
	CB	25th	2533	3396	134
	CC	do	2622	3516	134
	CA	24th (DL) 25th (DU)	2436 2149	3267 2881	367 -
Oriana	OB	1st	2517	3375	437
	OA	3rd, 6th, 9th, 12th, 15th, 18th, 21st & 24th	2663	3571	171
	OB	do	2517	3376	147
	OC	do	2622	3517	147
	OA	4th, 7th, 10th, 13th, 16th, 19th, 22nd & 25th	2649	3552	112
	OB	do	2532	3395	134
	OC	do	2616	3508	134
	OA	5th, 8th, 11th, 14th, 17th, 20th, & 23rd	2663	3571	144
	OB	do	2532	3395	132
	OC	do	2616	3508	132

Note: For every 100 sqft of Super built-up area the Built up area is 74.57 sqft

Tower Zarina at Swarnamani					
Sl. No.	Floor	Flat No.	Built-up Area	Chargeable Area	Attached terrace area
1	1st	ZA	2475	3320	
2		ZB	2495	3347	
3	2nd	ZA	2475	3320	
4		ZB	2495	3347	
5	3rd	ZA	2475	3320	
6		ZB	2495	3347	
7	4th	ZA	2475	3320	
8		ZB	2495	3347	
9	5th	ZA	2475	3320	
10		ZB	2495	3347	
11	6th	ZA	2475	3320	
12		ZB	2495	3347	
13	7th	ZA	2475	3320	84
14		ZB	2495	3347	84
15	8th	ZA	2475	3320	95
16		ZB	2495	3347	95
17	9th	ZA	2475	3320	128
18		ZB	2495	3347	128
19	10th	ZA	2475	3320	84
20		ZB	2495	3347	84
21	11th	ZA	2475	3320	95
22		ZB	2495	3347	95
23	12th	ZA	2475	3320	128
24		ZB	2495	3347	128
25	13th	ZA	2475	3320	84
26		ZB	2495	3347	84
27	14th	ZA	2475	3320	95
28		ZB	2495	3347	95
29	15th	ZA	2475	3320	128
30		ZB	2495	3347	128
31	16th	ZA	2475	3320	84
32		ZB	2495	3347	84
33	17th	ZA	2475	3320	95
34		ZB	2495	3347	95
35	18th	ZA	2475	3320	128
36		ZB	2495	3347	128
37	19th	ZA	2475	3320	84
38		ZB	2495	3347	84
39	20th	ZA	2475	3320	95
40		ZB	2495	3347	95
41	21st	ZA	2475	3320	128
42		ZB	2495	3347	128
43	22nd	ZA	2475	3320	84
44		ZB	2495	3347	84
45	23rd	ZA	2475	3320	95
46		ZB	2495	3347	95
47	24th	ZA	2475	3320	128
48		ZB	2495	3347	128
49	25th	ZA	2475	3320	84
50		ZB	2495	3347	84
51	26th	ZA	2475	3320	95
52		ZB	2495	3347	95
53	27th	ZA	2475	3320	128
54		ZB	2495	3347	128
55	28th	ZA	2475	3320	84
56		ZB	2495	3347	84
57	29th	ZA	2475	3320	95
58		ZB	2495	3347	95
59	30th	ZA	2475	3320	128
60		ZB	2495	3347	128
61	31st & 32nd	ZC(A)	2475	3320	84
62		ZC(U)	1389	1962	95
63	31st & 32nd	ZD(A)	2495	3347	84
64		ZD(U)	1389	1962	128

Note: For Every 100 Sq. ft of Super Built-up area the Built-up area is 74.57 Sq. ft.



**Corporate Offices:**

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