



Amenities

- Swimming Pool
- Gymnasium
- Children Play Area
- Half Basket Ball Court
- Tennis Court
- Squash Court
- Indoor Sport Center
- Multipurpose Hall
- Meditation & Yoga Decks
- Billiards / Table Tennis



Specifications

Structure	: Seismic II compliant RCC framed structure.	Terrace	: Overhead tank, parapet wall, staircase headroom, lift machine room and water proof treated terrace/roof.
Walls	: 6" concrete block masonry for external walls and 4" concrete block masonry for internal walls.	Basement	: Concrete flooring for parking, underground sump, Electrical, Generator and Security room, lift well.
Doors	: Main Door: Engineered wooden door frame/shutter, architrave, designer lock with latch, handle, brass hinges, tower bolt and stopper and magic eye : Other Doors: Moulded wooden door and 30 mm block board shutter with both side enamel paint; with powder coated fittings.	Electrical	: One T.V / Telephone point in the living and master bed room. Provision for Broad Band Connection in Guest B/R or Study Room. Provision for one split AC in Master Bed room. Elegant modular electrical switch of Anchor-Roma/ABB/Havells or equivalent make. I.S.I mark P.V.C conduits concealed in the walls, Quality copper cables. Adequate number of light, fan, 5 amps – 15 amps plug points shall be provided. MCB for each room and ELCB for the flat shall be provided.
Windows	: Aluminium Powder coated sliding windows, three track frames with glass in two tracks and mosquito mesh in one track with MS grill protection. Aluminium french windows in drawing/dining room without grill.	Common Area	: Staircase and lift. Flooring in lobby/ common area will be Vitrified tiles/granites. MS hand rails for staircase and corridor.
Flooring	: Quality Vitrified flooring for drawing, dining, bedrooms, kitchen and ceramic tiles for balconies with 4" skirting. Antiskid ceramic tiles flooring in toilets.	Power	: 4 KW for 3 BHK and 3 KW for 2 BHK power supply from BESCOM/KEB and 1 KVA generator backup for each apartment. Common area, including lift, pumps, pool etc. shall be provided with 100% back up from generator.
Kitchen	: 20 mm thick polished granite counter top platform with Stainless steel sink and 2" ceramic dadoing above the granite counter top. Provision for Aqua guard point. Provision for washing machine in utility area.	Water Supply	: Potable Bore well/Municipal water, pump, sump, overhead tank provided with concealed pipeline
Toilets	: Ceramic glazed tiles dado up to 7" height. White colored, EWC with flush tank of make Hindware / Parry-ware /Cera or equivalent make. Health faucet will be provided in toilets. One hot & cold mixer unit for shower and all other fittings and fixtures of make Hindware/Parry-ware/ Jaguar/ or equivalent make in toilets. Wash basin with pedestals. Concealed master control cock in each toilet shall be provided from inside. All sanitary and rain water pipes shall be of suitable thickness for 6 Kg/Cm2 pressure out let pipes. Provision for Geyser & Exhaust fan. Provision for Geyser & Exhaust fan.	Sanitary/RWP	: Disposal to the STP/ Municipal line; internal soil and waste water and rain water pipes are PVC lines.
Painting	: Emulsion paint for internal walls - roller finish. Emulsion paint for external walls over plastered surface.	Lift	: One Passengers lift (8 Passengers) & One Service Lift (13 Passengers) of reputed make with Generator backup.
		Common area light fittings	: One time.
		Intercom facility	: One connection to each flat
		Security	: CCTV for periphery Surveillance.

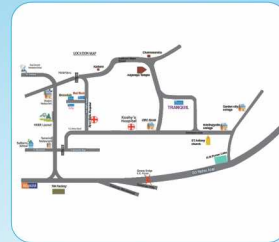


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| 1 Main Entrance | 7 Cricket Practice Net | 13 Wellness Clubhouse |
| 2 Visitor Parking | 8 Senior Citizen's Nook | 14 Lap Pool and Children's Pool with Playpen |
| 3 Tree Lined Avenue | 9 Jogging Trail | 15 Tennis Court |
| 4 Park, Cabbana's | 10 Paved Driveways | 16 Indoor Sports Centre |
| 5 Half Basket Ball Court | 11 Drop-off for Tower A&B | 17 Leisure Clubhouse |
| 6 Outdoor Children's Play Pen | 12 Drop-off for Tower C&D | |



About us

Oceanus Tranquil is promoted by Oceanus Group, a Construction Company of high repute with many successful residential projects in Bangalore, Mysore and Kerala to its credit. A professionally managed socially responsible organization, Oceanus is steadfast in its mission of creating landmarks that endure ...and endear.



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