



DLF Ultima Gurgaon Specifications

For better safety, structure designed for the highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.

Air Conditioned apartment, with energy efficient VRV / VRF system excluding kitchen, toilet & S. room. Air Conditioned Entrance Halls and Lift Lobbies.

Eco friendly environment with Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.

Hot water supply through geysers in Toilets, Kitchens in addition to preheated water supply through Solar Water Heaters to geysers in Kitchens.

Living/Dining/Lobby/Passage

Floor : Imported marble

Walls : acrylic emulsion paint on pop punning

Bedrooms

Floor : laminated wooden flooring

Walls : acrylic emulsion paint on pop punning

Ceiling : acrylic emulsion paint

Wardrobes : modular wardrobes of standard make in bedrooms (except in s. Room)

Kitchen

Walls : tiles up-to 2' above counter & acrylic emulsion paint in balance area

Floor : anti-skid tiles

Ceiling : acrylic emulsion paint

Counter : made in marble / granite / synthetic stone

Fittings / Fixtures : cp fittings, double bowl single drain board ss sink, exhaust fan

Kitchen / Appliances : modular kitchen with hob, chimney, oven, microwave, dishwasher, refrigerator, washing machine of reputed manufacturer & make

Balcony

Floor : terrazzo tiles / terrazzo cast-in-situ/ ceramic tiles

Ceiling : exterior paint

Toilets

Walls : combination of tiles, acrylic emulsion paint & mirror

Floors : anti-skid tiles

Ceiling : acrylic emulsion paint

Counter : made in marble / granite / synthetic stone

Fixtures / Accessories : glass shower-partition in toilets (7'ht), under counter cabinet, exhaust fan, towel rail / ring, toilet paper holder & soap

Sanitary Ware / CP Fittings : bathtub in master bed. Single lever cp fittings, wash basin, floor mounted / wall-hung wc of kohler / roca / duravit / parryware or equivalent make.

Plumbing

Cpvc & upvc piping for water supply inside the toilet & kitchen and vertical down takes.

Fire Fighting System

Fire fighting system with sprinklers, smoke detection system etc. As per nbc norms.

S. ROOM

Floor : grey mosaic cast-in-situ flooring / tiles / terrazzo

Walls / Ceiling : oil bound distemper

Toilets : ceramic tile flooring & cladding, conventional cp fittings, white

Doors

Internal Doors & Entrance Doors : painted / polished / frame with painted/ polished flush door / moulded skin shutters.

External Glazings

Windows / External Glazing : single glass unit with tinted / reflective and/or clear glass with powder coated aluminum / upvc frames in habitable rooms and aluminum / upvc glazing with clear / frosted glass in all toilets.

Electrical Fixtures / Fittings

Modular switches of north west / crabtree / mk or equivalent make, copper wiring, ceiling fans in all rooms (except toilets) and ceiling light fixtures in balconies.

Power Back-up

100 % Dg power back-up as mentioned below:-

A) 3 bhk & 3 bhk + s. Room – not exceeding 9 kva per apartment

B) 4 bhk & 4 bhk + s. Room – not exceeding 12 kva per apartment

Dg capacity shall be at 70% of load factor & 70% over-all diversity for apartments as well as for common areas.

Security System

Secured gated community with access control at entrances. Cctv in driveway of parking basements, ground floor & basement entrance lobbies & inside the car of elevators. One intercom point in each apartment.

Lift Lobby

Lifts : passenger and service elevators

Lifts lobby floors : combination of granite /marble/tiles

Lifts lobby Walls : combination of granite/acrylic emulsion paint on pop punning/textured paint

Staircases

Floor : terrazzo/mosaic tiles/marble/kota stone

Walls : flat oil paint

Community / Club Facility

Multi purpose hall | Club lounge | Card room | Snooker room | TT room | Gymnasium with modern equipments | Steam & sauna | Mini home theatre / a.V room | Beauty salon | Swimming pool with change rooms | Separate kids' pool.