

SHITIJ REAL ESTATES LLP

LLPin: AAI-8275

7B, Dr Harendra Coomer Mukherjee Sarani, 2nd Floor, Kolkata 700071
Ph No. +91 33 2282 9166 email: info@diamondgroupweb.com
www.diamondgroupweb.com

Date : 02.05.2025

To
The Authority
WBRERA
West Bengal
Kolkata

Dear Sir,

In the project "EMPYREAN" the plan of development works to be executed and the proposed facilities to be provided thereof are stated as below.

(PROJECT SPECIFICATIONS)

- **STRUCTURE** – RCC frame structure with AAC brick
- **OUTDOOR FINISH** – Weather shield paint with decorative finish
- **EXTERNAL WALLS** - Autoclaved aerated concrete blocks
- **GROUND FLOOR LOBBY** – Air conditioned designer lobby fitted with marble/granite & decorated false ceiling and waiting lounge
- **TYPICAL FLOOR LOBBY** – Designer lobby fitted with marble/granite & false ceiling
- **GARDEN** – Landscape garden
- **SECURITY SYSTEM** – CCTV / Video door phone & Intercom facility
- **COMMON TOILETS** – Reputed brand tiles / marble & sanitary fittings
- **ELECTRICAL FITTING** - Concealed wiring
- **EARTHQUAKE RESISTANT** - Yes
- **WATER FILTRATION PLANT IN THE PROJECT** – As per norms
- **SOURCE OF WATER IN THE PROJECT** – KMC water / Borewell
- **LIFTS** – 3 lifts in each block.
- **FIRE FIGHTING ARRANGEMENT IN THE PROJECT** - As per fire department norms
- **POLLUTION CLEARANCE** – NA
- **EMERGENCY POWER BACKUP**
- **EMERGENCY EVACUATION SERVICES**: Staircases are provided in the project.



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Specification of construction & Fittings and Fixtures to be provided in the proposed Unit/ Flat.##

Main Door	Wooden Panel Door
Living / Dinning	Imported marble flooring
Bedrooms	Laminated wooden flooring / Marble
Windows	High class aluminum / UPVC windows
Internal Doors	Flush doors with veneer
Electrical	Modular switches with sufficient points.
Air-conditioning	VRV / VRF Central Air-condition system for each flat (at extra cost)
KITCHEN	
Flooring	Vitrified tiles
Counter	Granite platform
Wall	Designer tiles above counter
TOILETS	
Walls	Designer tiles / Marble
Flooring	Marble / anti-skid Ceramic Tiles
Counter	Granite / Marble
Fitting	High Class CP fittings and Sanitary wares
Central Heat Pump	Central Heat Pump/ (at extra cost)

In case of sale of Bare Shell Unit, the following shall be mentioned.

Main Door	Wooden Panel Door
Living / Dinning	By the Allottee
Bedrooms	By the Allottee
Windows	High class aluminum / UPVC windows
Internal Doors	By the Allottee
Electrical	By the Allottee
Air-conditioning	VRV / VRF Central Air-condition system for each flat (at extra cost)
KITCHEN	
Flooring	By the Allottee
Counter	By the Allottee
Wall	By the Allottee
TOILETS	
Walls	By the Allottee
Flooring	By the Allottee



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Counter	<i>By the Allottee</i>
Fitting	<i>By the Allottee</i>
Central Heat Pump	<i>Central Heat Pump (at extra cost)</i>

Any other internal work needed to be done by the Promoter for obtaining the Completion Certificate

RECREATION FACILITIES AND CONNECTED AREAS:

- A. Swimming Pool with Deck
- B. Gymnasium
- C. Air-conditioned community hall
- D. Landscaped Top Roof
- E. Landscaped Garden – On Ground or Podium
- F. Wheelchair access/friendly
- G. Emergency Power backup
- H. Indoor Games Room / Residents Lounge.
- I. Home Theater.
- J. Ground Floor lawn with amenities.
- K. Reception Area.
- L. AC Business Centre

For SHITIJ REAL ESTATES LLP

Vivek Kumar Kajaria
Authorized Signatory

