



WAL SERENIA 92

Wellness Residences

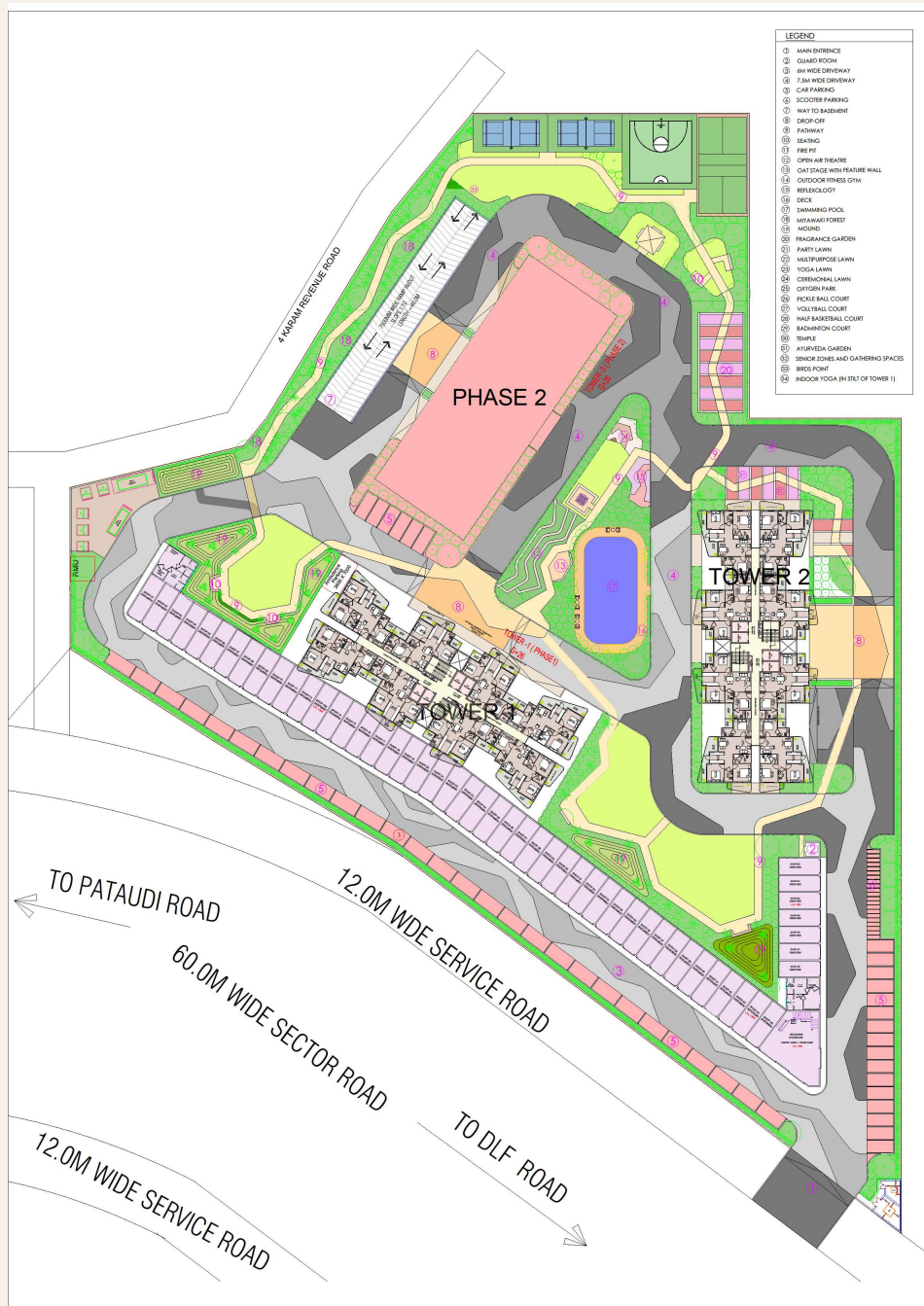
SECTOR 92 · GURUGRAM

IGBC CERTIFIED

MASTER PLANNING

Site Plan & Project Summary

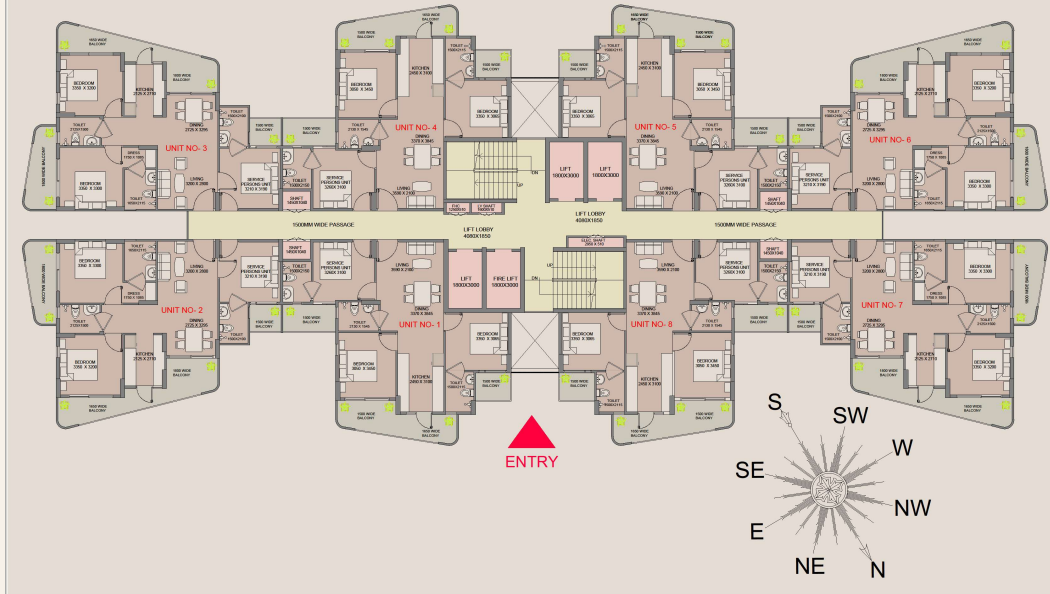
Site Plan



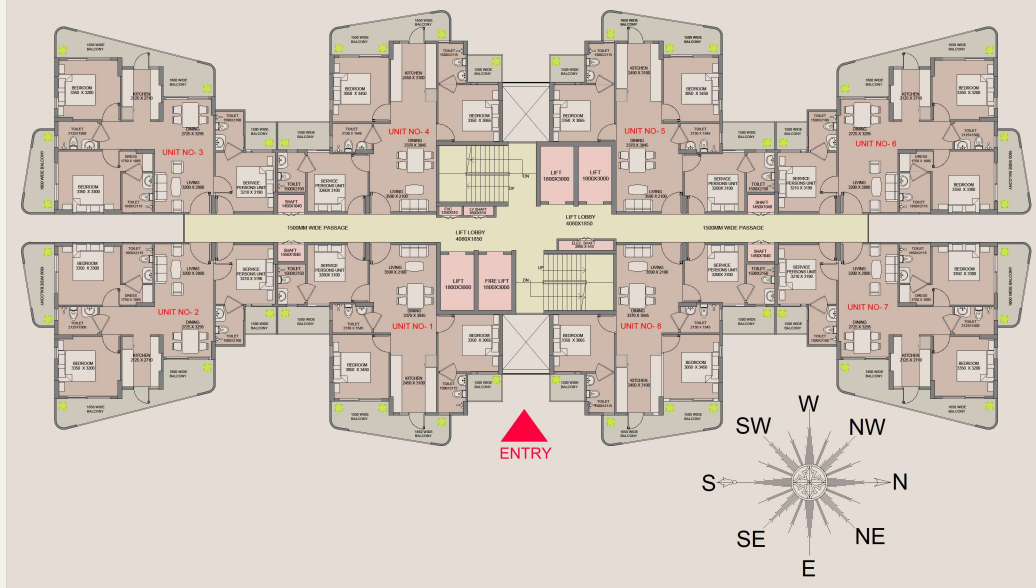
MASTER SITE PLAN — WAL SERENIA 92

Floor Plan

TOWER 1

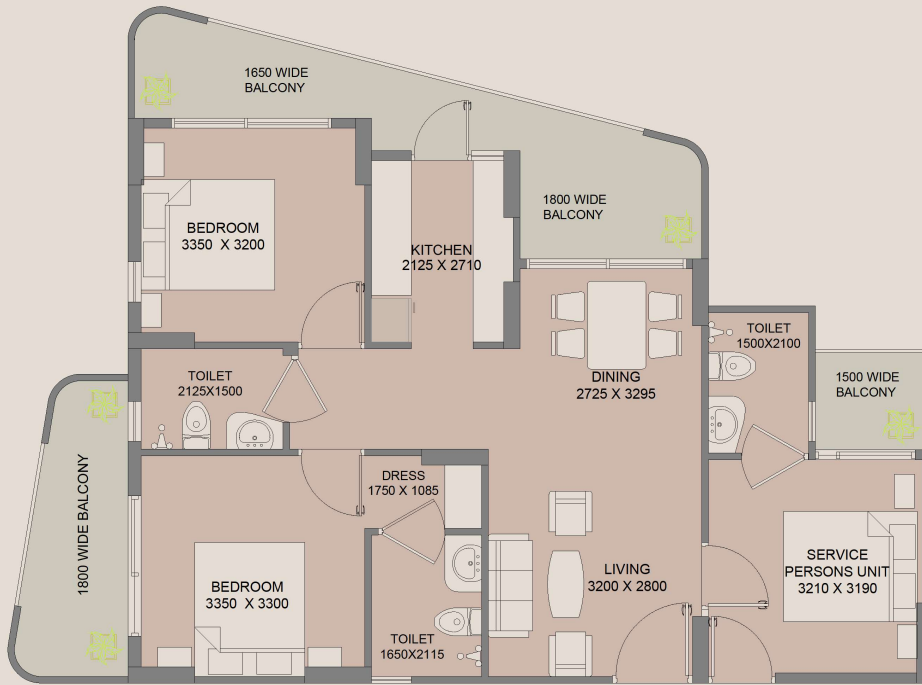


TOWER 2



UNIT TYPE-1 (2 BHK + SERVICE PERSON)

CARPET AREA = 75.42 SQ.MT.
BALCONY AREA = 22.45 SQ.MT.



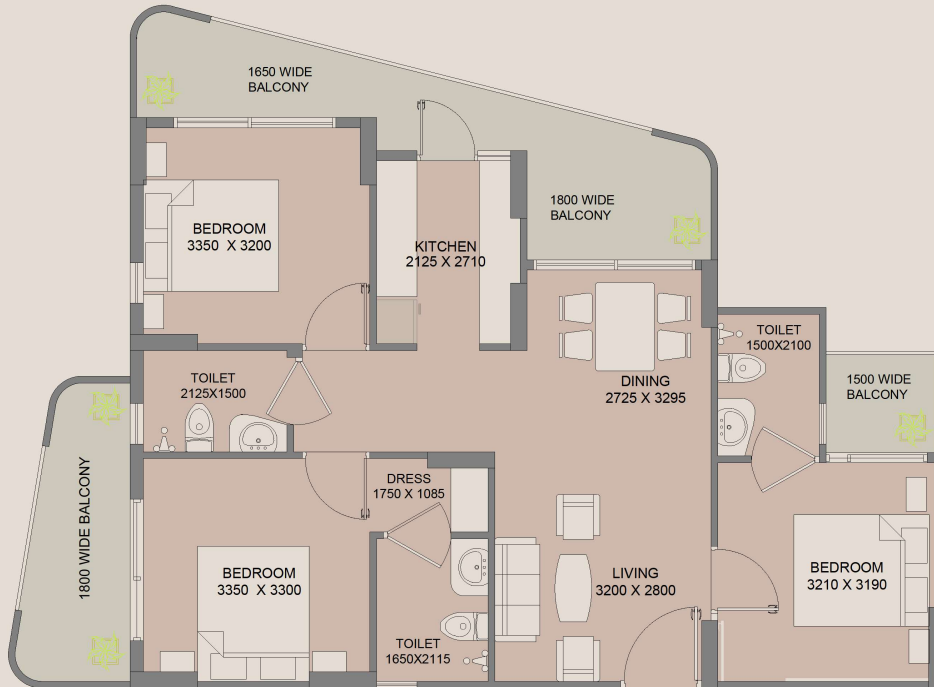
UNIT TYPE-2 (2 BHK + SERVICE PERSON)

CARPET AREA = 69.79 SQ.MT.
BALCONY AREA = 17.34 SQ.MT.



TYPE-3 (3BHK UNIT)

CARPET AREA = 75.42 SQ.MT.
BALCONY AREA = 22.45 SQ.MT.



UNIT TYPE-4 (3BHK)

CARPET AREA = 69.79 SQ.MT.
BALCONY AREA = 17.34 SQ.MT.



Detail of Lifestyle Amenities

S. No	Amenity	S. No	Amenity
1	Swimming Pool	18	Multipurpose Lawn
2	Badminton Court	19	Ceremonial Lawn
3	Pickleball Court	20	Fire Pit
4	Volleyball Court	21	Outdoor Seating Areas
5	Half Basketball Court	22	Senior Citizen Zones
6	Outdoor Gym	23	Barrier-Free Walkways
7	Yoga Lawn	24	Temple
8	Indoor Yoga Studio	25	Shopping Arcade
9	Reflexology Deck	26	Showrooms
10	Oxygen Park	27	Medical Room
11	Ayurveda Garden	28	OPD Rooms
12	Miyawaki Forest	29	Dining Hall
13	Fragrance Garden	30	Community Kitchen
14	Bird Watching Point	31	Basement Parking
15	Landscape Mounds	32	Surface Car Parking
16	Open Air Theatre	33	Scooter Parking
17	Party Lawn	34	Accessible (Disabled) Parking

Unit-Wise Room Specifications

Living / Drawing Room

Particulars	Specification	Make
Floors	800×1200mm Double Charge Anti-Skid Vitrified Tiles	Kajaria, Somany, Johnson or eq
Walls	Putty with Premium Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Ceiling	Putty with Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	Decorative Flush Door with Laminate Finish	Greenply, CenturyPly or eq
Window / Glazing	Aluminium/uPVC Windows with 5mm Glass	Fenesta, AIS, Window Magic or eq

Master Bedroom/Other Bedroom

Particulars	Specification	Make
Floors	Anti-Skid Vitrified Tiles/ Wooden Flooring	Kajaria, Somany, Johnson or eq
Walls	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Ceiling	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	Flush Door with Laminate Finish	Greenply, Centuryply or eq
Window / Glazing	uPVC/Aluminium Window with Glass	Fenesta, AIS, Window Magic or eq

Master Toilet/ Other Toilet

Particulars	Specification	Make
Floors	Anti-skid Ceramic/Vitrified Tiles	Kajaria, Johnson, Somany or eq
Walls	Ceramic Wall Tiles up to Ceiling Height	Kajaria, Johnson, Somany or eq
Ceiling	Moisture Resistant Acrylic Paint	Asian Paints, Berger, Dulux or eq
Doors	Waterproof PVC/Flush Door	Rajshri, Sintex, Eloste or eq
Window / Glazing	Frosted Glass Ventilator	AIS, Fenesta, Windowmagic or eq

Sanitary Fixtures

Item	Make
Wash Basin	Cera, Hindware, Jaquar or eq
WC (Western)	Cera, Hindware, Jaquar or eq
CP Fittings	Jaquar, Hindware, Cera or eq
Shower Mixer	Jaquar, Cera, Hindware or eq

Dining Room

Particulars	Specification	Make
Floors	Anti-Skid, Double Charge Vitrified Tiles	Kajaria, Somany, Johnson or eq
Walls	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Ceiling	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	Flush Door	Greenply, CenturyPly or eq
Window / Glazing	Aluminium/uPVC Window	Fenesta, AIS, Windowmagic or eq

Kitchen

Particulars	Specification	Make
Floors	Anti-skid Vitrified Tiles	Kajaria, Somany, Johnson or eq
Walls	Ceramic Dado Tiles up to 2'-0" above Counter	Kajaria, Somany, Johnson or eq
Ceiling	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	Flush Door	Greenply, CenturyPly or eq
Window / Glazing	Aluminium/uPVC Window	Fenesta, AIS, Window Magic or eq
Cabinets	Modular Kitchen Without White Goods	Reputed Make or eq

Sanitary Fixtures

Item	Make
SS Sink	Nirali, Carysil, Lotus or eq
Taps	Jaquar, Cera, Hindware or eq
CP Fittings	Jaquar, Hindware, Cera or eq

Balcony / Verandah

Particulars	Specification	Make
Floors	Anti-skid Outdoor Tiles	Kajaria, Johnson, Somany or eq
Walls	Weatherproof Exterior Paint	Asian Paints Apex, Berger WeatherCoat, Dulux or eq
Ceiling	Exterior Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	uPVC/Aluminium Glazed Door	Fenesta, AIS, Windowmagic or eq
Window / Glazing	uPVC/Aluminium Sliding Window	Fenesta, AIS, Windowmagic or eq

*Wooden Flooring is in Master Bedroom only.

Club & Common Area Specifications

Clubhouse Specifications

Sr.No.	Particulars	Specification	Preferred Make
1	Flooring — community buildings	800×1200mm Double Charge Anti-Skid Vitrified Tiles; Granite in staircase; Anti-skid ceramic in toilets	Kajaria, Somany, Johnson or eq
2	Wall finishing	Internal: acrylic emulsion over putty; External: weatherproof texture paint	Asian Paints, Berger, Dulux or eq
3	Kitchen details	Granite countertop, SS sink, ceramic dado up to 2.1m	Nirali, Carysil, Hindware, Lotus or eq
4	Bathroom fittings	CP fittings, EWC, wash basin, health faucet, mirror	Jaquar, Hindware, Cera or eq
5	Wood work	BWR-grade plywood, laminate finish	Greenply, CenturyPly, Action Tesa or eq
6	Doors & window frames	Powder-coated aluminium / uPVC with weather seals	Fenesta, Prominance, Aluplast or eq
7	Glass works	8mm toughened glass partitions & glazing	Saint-Gobain, AIS, Modi Glass or eq
8	Conducting & wiring	Concealed FRLS copper wiring in PVC conduits	Polycab, Finolex, Havells or eq
9	Cupboard details	Laminated plywood storage — office / staff / utility	Greenply, CenturyPly or eq
10	Water storage	RCC underground tank + HDPE overhead tanks	Sintex, Supreme, Plasto or eq
11	Lift details	MRL passenger lift, 8–10 pax, VVVF drive, SS cabin	KONE, OTIS, Schindler or eq
12	Windows / glazing	uPVC/Aluminium sliding, 5mm glass, mosquito mesh	Fenesta, Prominance, AIS or eq
13	Main door	Decorative veneer/laminate flush door, SS fittings	Greenply, Century Doors or eq
13.1	Internal doors	Flush doors, laminate finish, SS fitting	Greenply, Century Doors or eq
14	Air conditioning	VRV/VRF for halls; split ACs elsewhere	Daikin, Panasonic, Hitachi or eq
15	Electrical fittings	Modular switches, LED lighting, fans, DBs	Legrand, Schneider, Havells, MK by Honeywell or eq

Sr.No.	Particulars	Specification	Preferred Make
16	Wi-Fi / broadband	Structured CAT-6 cabling, Wi-Fi access points	D-Link, Cisco, Molex or eq
17	External finishing	Weather-resistant texture paint, approved colour scheme	Asian Paints Apex, Berger WeatherCoat, Dulux or eq
18	Internal finishing	Acrylic emulsion over putty; false ceiling in common areas	Asian Paints, Berger, Gyproc or eq

Lifts, Fire-Fighting, Security & Connectivity

Service	Specification	Preferred Make
Flats / Lifts per Tower	As per approved plans — typically 8 flats/floor, 3 passenger + 1 fire lift	KONE, OTIS, Schindler or eq
Fire-Fighting	Wet Riser, Sprinkler System, Fire Alarm, Extinguishers per NBC & Fire NOC	Honeywell, Agni, Newage, Edwards or eq
Intercom Connectivity	Audio/Video Intercom — Main Gate to Flats	Hikvision, CP Plus, Godrej or eq
Internet (Wi-Fi)	FTTH Broadband Ready with CAT-6 Cabling	Airtel, Jio, D-Link or eq
Security (CCTV)	CCTV at Entry/Exit, Lobbies, Basements & Common Areas	Hikvision, CP Plus, Dahua, Sparsh or eq